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CITY OF HAMILTON

ZONING BY-LAWS

1996.

Bill No. C-*01*

The Corporation of the City of Hamilton

BY-LAW NO. 96-*006*

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 412 ABERDEEN AVENUE

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 10.(1) of Zoning By-law No. 6593, the following shall be permitted:

(i) a retail book store carried on for remuneration entirely within the existing dwelling by an owner residing in the dwelling unit as their principal place of residence, subject to the following requirement:

(1) a retail book store shall be located only on the ground floor of the existing building, with a maximum floor area not to exceed 15% of the total habitable floor area of the dwelling unit; and,

(ii) one non-illuminated business identification sign that is a name plate or a ground sign, subject to the following requirements:

(1) the area of any sign shall not exceed 0.2 m^2;

(2) a ground sign shall be located a minimum of 3.0 m from the front lot line and east side lot line; and,

(3) a ground sign shall have a maximum height of 1.0 m.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1350.

4. Sheet No. W-14 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1350.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *30th* day of *January* A.D. 1996

CITY CLERK

MAYOR

(1995) 21 R.P.D.C. 1, November 14
Whatmough Management Inc. (S. Whatmough), Owner
ZAR-95-26

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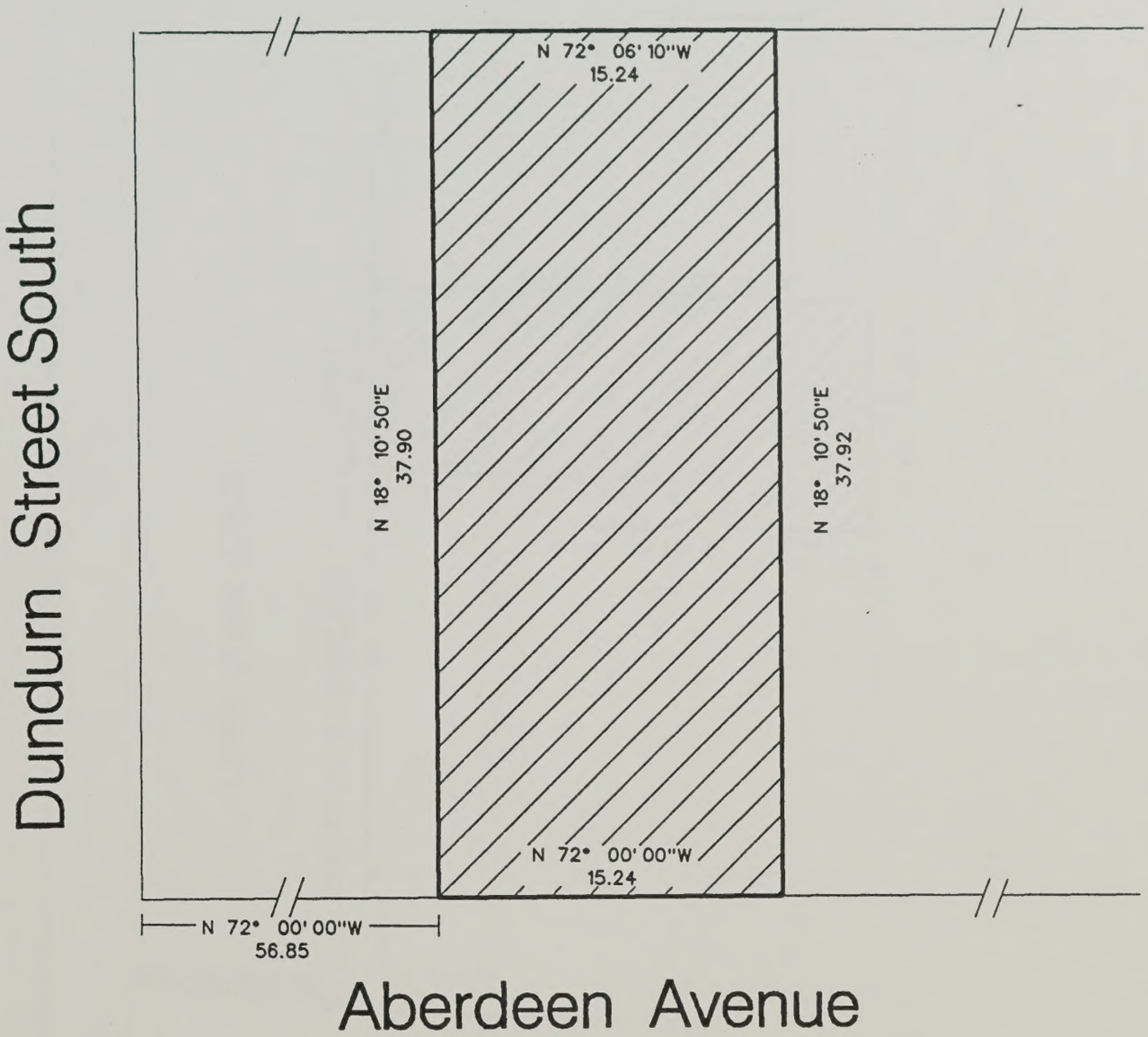


NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-006.
Passed the ..30th. day of ..January....., 1996.

Clerk

Mayor

City of Hamilton

Schedule A

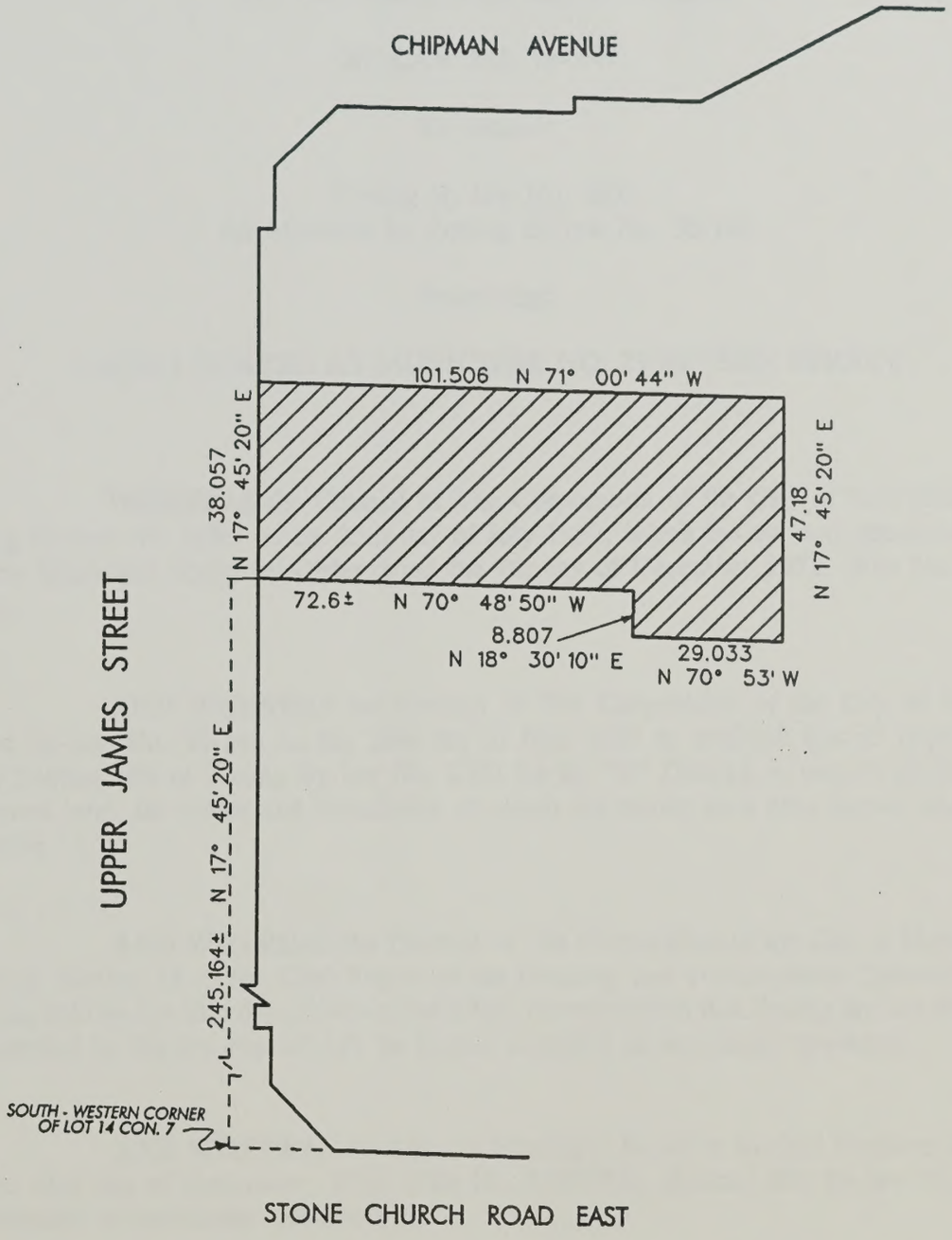
Map Forming Part of
By-Law No. 96-006
to Amend By-Law No.6593

Planning and Development Department

Legend

Lands to be regulated by
By-Law No. 96-006

North	Scale	Reference File No.
	Not to Scale	ZAR-95-26
	Date	Drawn By
	NOV 1995	D.L.



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-223
Passed the 12th day of December, 1995.

D. J. Wellenly
Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-223
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

"CR-1" (Commercial-Residential) District, Modified to "HH" (Restricted Community Commercial and Shopping, etc.) District, Modified.

North	Scale	Reference File No.
	Not to Scale	ZAC-95-23
	Date	Drawn By
	OCTOBER 1995	R.L.

Bill No. C- 02

The Corporation of the City of Hamilton

BY-LAW NO. 96- 007

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 93-143

Respecting:

LAND LOCATED AT MUNICIPAL NO. 29 SEVERN STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 93-143 on the 29th day of June 1993 to establish special requirements under Section 19B of Zoning By-law No. 6593 for the "H" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 13 of the 22nd Report of the Planning and Development Committee at its meeting held on the 28th day of November 1995, recommended that Zoning By-law No. 6593, as amended by By-law No. 93-143 be further amended as hereinafter provided;

AND WHEREAS the Ontario Municipal Board in its Oral Decision delivered on the 23rd day of November, 1995, (File No. R930355), directed that By-law No. 93-143 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. (a) Paragraph (a) of Section 1 of By-law No. 93-143 is amended by deleting the word and number "five (5)" in the second line and substituting therefor "six (6)".

(b) Paragraph (h) of Section 1 of By-law No. 93-143 is deleted and substituted by the following paragraph:

"(h) a front yard of not less than 2.5 m. in depth shall be provided and maintained for the third storey of the building and 5.0 m. for any portion of the building over three (3) storeys in height, excluding encroachments, (ie dormers);"

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 1 of By-law No. 93-143 and in section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1310a.

4. Sheet No. W-3 of the District Maps is amended by marking the lands referred to in section 1 of By-law No. 93-143, S-1310a.

5. In all other respects, By-law No. 93-143 is hereby confirmed, unchanged.

PASSED this *30th* day of *January* A.D. 1996

CITY CLERK

MAYOR

(1993) 9 R.P.D.C. 10, May 11
(1995) 22 R.P.D.C. 13, November 28
Decision of the Ontario Municipal Board,
delivered on the 23rd day of November, 1995
Philip Viana, Owner
Amended ZA-91-59

Bill No. C- *03*

The Corporation of the City of Hamilton

BY-LAW NO. 96- *018*

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1270 UPPER JAMES STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-5 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "C" (Urban Protected Residential, etc.) District to "HH" (Restricted Community Shopping and Commercial) District, the land comprised in Block 1; and

(b) by changing from "AA" (Agricultural) District to "HH" (Restricted Community Shopping and Commercial) District, the land comprised in Block 2,

the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A".

2. The "HH" (Restricted Community Shopping and Commercial) District provisions, as contained in Section 14A of Zoning By-law No. 6593, applicable to the lands in Blocks 1, 2 and 3, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 14A.(1) of Zoning By-law No. 6593, auto body and fender repair in conjunction with automobile sales and/or rental shall be permitted;

(b) notwithstanding Section 14A.(3) of Zoning By-law No. 6593, no building or structure, except a fence, shall be permitted within 12.0 m of the westerly lot line of Block "1" and within 30.0 m of the northerly lot line of Block "1";

(c) notwithstanding Section 18(3)(ivc)(b) of Zoning By-law No. 6593, a landscape planting strip having a minimum width of 6.0 m shall be provided and maintained along the westerly limits of Blocks "1" and "2";

(d) a visual barrier not less than 1.2 m in height and not greater than 2.0 m in height, shall be provided and maintained along the westerly limits of Blocks "1" and "2";

(e) a minimum 6.0 m wide planting strip shall be provided and maintained along the easterly boundary of Block "3", except for any area used for driveway access; and

(f) a minimum 3.0 m wide planting strip shall be provided and maintained along the northerly boundary of Blocks "1" and "3", except for any area used for driveway access.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1351.

5. Sheet No. E-5 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1351.

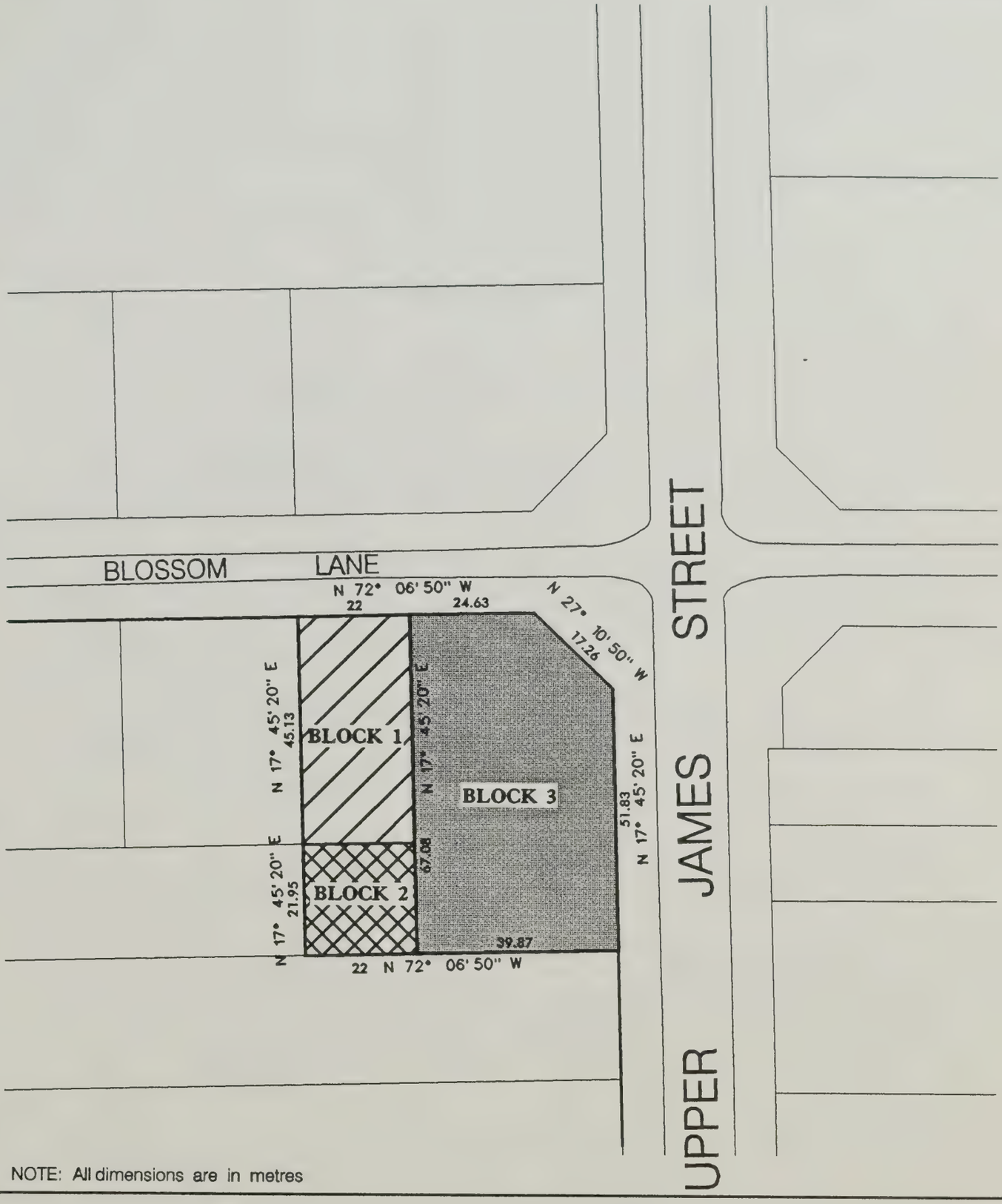
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *13th* day of *February* A.D. 1996

CITY CLERK

MAYOR

(1995) 23 R.P.D.C. 5, December 12
Edward Richter, Owner
Amended ZAC-95-25



NOTE: All dimensions are in metres

This is Schedule "A" to By–Law No. 96– 018
Passed the 13th day of February, 1996.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of By–Law No. 96– 018

to Amend By–Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

BLK 1 — "C" (Urban Protected Residential, etc.) District to "HH" (Restricted Community Shopping and Commercial) District

BLK 2 — "AA" (Agricultural) District to "HH" (Restricted Community Shopping and Commercial) District

BLK 3 — Modification to the established "HH" (Restricted Community Shopping and Commercial) District.

North	Scale	Reference File No.
	NOT TO SCALE	ZAC–95–25
	Date	Drawn By
	Fedruary 1996	William Braithwaite

Bill No. C- 05

The Corporation of the City of Hamilton

BY-LAW NO. 96- 022

To Amend:

Zoning By-law No. 6593

Respecting:

DEFINITION OF "SIGN, PUBLIC NOTICE"

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 23rd Report of the Planning and Development Committee at its meeting held on the 12th day of December 1995, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to the definition of "sign, public notice", as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Subsection 2.(2)H(viea) of Zoning By-law No. 6593 is amended by deleting the existing definition of "sign, public notice" and replacing it with the following:

> ""**sign, public notice**" shall mean a sign containing content advertising that an application for an official plan amendment and/or an application for an amendment to Zoning By-law No. 6593 and/or an application for the approval of a plan of subdivision and/or an application for consent has been made, and that the application is, or applications are, being considered by the City of Hamilton."

2. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

3. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of February A.D. 1996

CITY CLERK

MAYOR

(1995) 23 R.P.D.C. 2, December 12
City Initiative 86-L

Bill No. C-06

The Corporation of the City of Hamilton

BY-LAW NO. 96-023

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 371 RYMAL ROAD EAST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-18D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Block "1",

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirement that,

(a) notwithstanding Section 9.(4) of Zoning By-law No. 6593, every lot shall have a width of at least 11.6 m and an area of at least 360 m^2.

3. The "AA" (Agricultural) District provisions, as contained in Section 7A of Zoning By-law No. 6593, applicable to the lands comprised in Block "2", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

(a) notwithstanding Section 7A(4) of Zoning By-law No. 6593, every lot shall have an area of at least 1,200 m^2.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District and "AA" District provisions, subject to the special requirements referred to in sections 2 and 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1352.

6. Sheet No. E-18D of the District Maps is amended by marking the lands referred to in sections 1 and 3 of this by-law, S-1352.

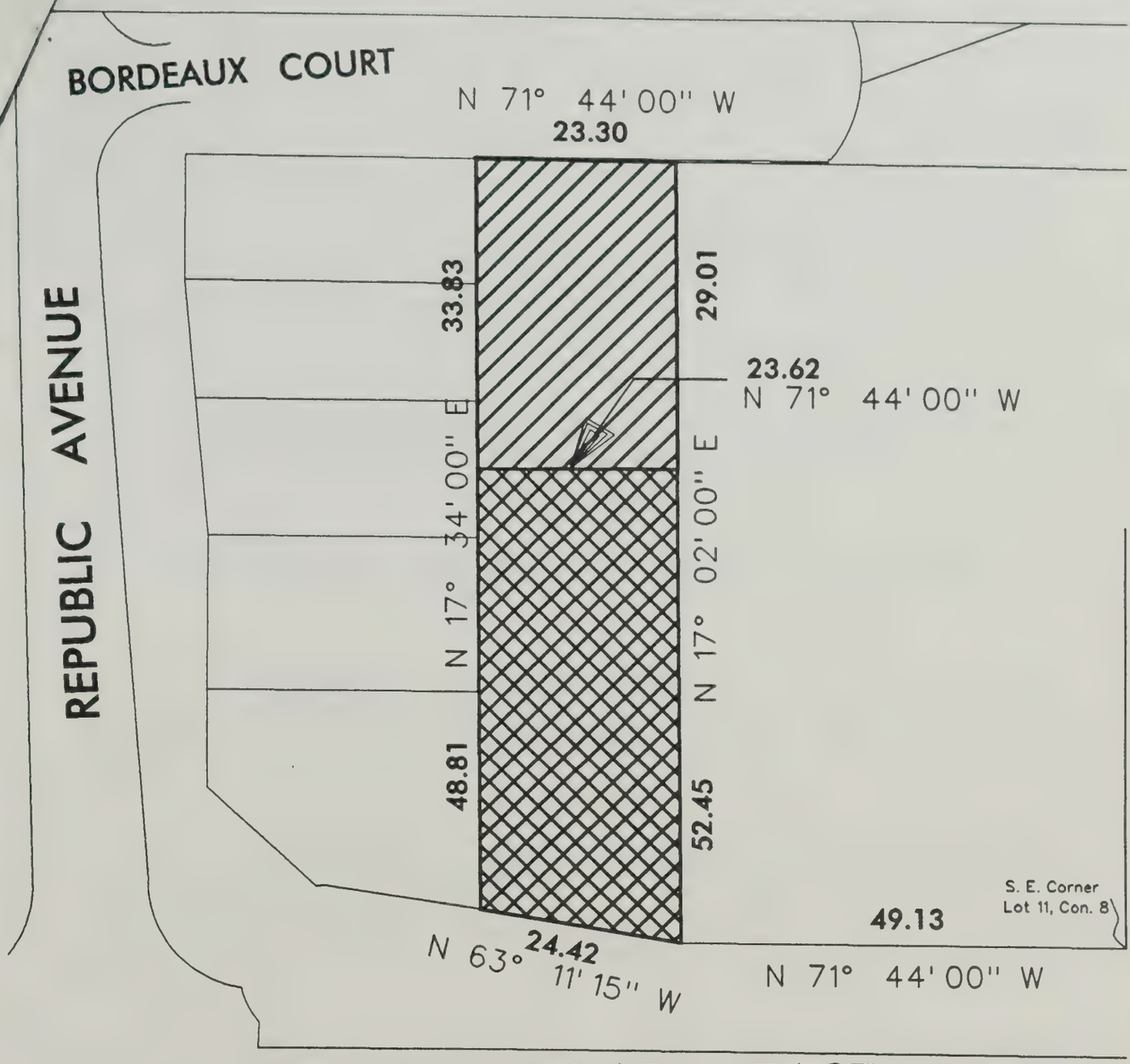
7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *27th* day of *February* A.D. 1996

CITY CLERK

MAYOR

(1996) 1 R.P.D.C. 2, January 30
Harley Knight, Owner
Amended ZA-95-30



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-023
Passed the 27th day of February, 1996.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 96- 023

to Amend By-Law No. 6593

Planning and Development Department

Legend

BLOCK 1 — Change in zoning from: "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District

BLOCK 2 — Modification to the "AA" (Agricultural) District

North	Scale	Reference File No.
	NOT TO SCALE	ZAR-95-30
	Date	Drawn By
	February 1996	William Braithwaite

Bill No. C- 07

The Corporation of the City of Hamilton

BY-LAW NO. 96- 024

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 86-201, 90-227 and 92-160

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1492 UPPER JAMES STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 86-201 on the 25th day of June 1986 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "C" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-227 on the 31st day of July 1990 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "C" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 92-160 on the 30th day of June 1992 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "C" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 1st Report of the Planning and Development Committee at its meeting held on the 30th day of January 1996, recommended that Zoning By-law No. 6593, as amended by By-laws No. 86-201, 90-227 and 92-160, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, as amended by By-laws No. 86-201, 90-227 and 92-160, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) in accordance with Section 39 of the Planning Act, R.S.O. 1990, the buildings or structures existing on the day of the passing of this by-law and the land may be used temporarily for the sale of new and used automobiles for a period not exceeding three years from the day of the passing of this by-law;

(b) notwithstanding Section 9.(1) of Zoning By-law No. 6593, one pylon sign will be permitted on the lot in accordance with the requirements of Section 14A(3)(a) of Zoning By-law No. 6593;

(c) notwithstanding Section 18.(3)(ivc)(b) of Zoning By-law No. 6593, a minimum 3.0 m wide landscaped planting strip shall be provided and maintained only along the northerly lot line; and

(d) notwithstanding Section 18.(3)(ivc)(c) of Zoning By-law No. 6593, no visual barrier shall be required.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-939c.

4. Sheet No. W-9D of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-939c.

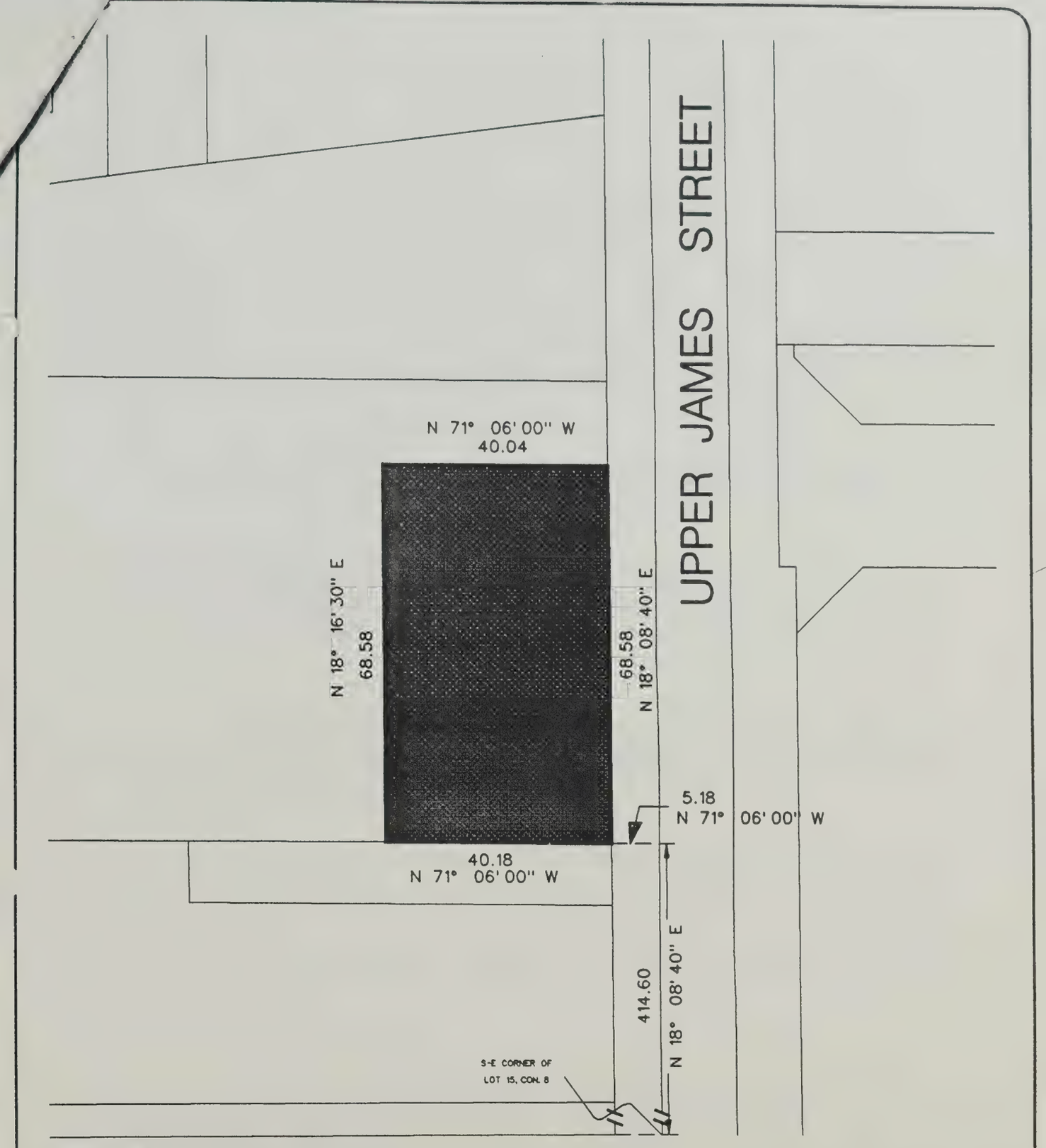
5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *27th* day of *February* A.D. 1996

CITY CLERK

MAYOR

(1996) 1 R.P.D.C. 1, January 30
A. Hemstreet, Owner
ZAR-95-28



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-...024.....
Passed the .....27th.... day of .....February 1996.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of By-Law No. 96- 024

to Amend By-Law No. 6593

Planning and Development Department

Legend

Lands to be regulated by By-Law No. 96-...024.....

North	Scale	Reference File No.
	NOT TO SCALE	ZAR-95-28
	Date	Drawn By
	November 1996	William Braithwaite

Bill No. C- 08

The Corporation of the City of Hamilton

BY-LAW NO. 96- 030

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 93-190

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 236-250 RYMAL ROAD WEST

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 93-190 on the 31st day of August 1993 to change the zoning of the above noted lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Ontario Municipal Board in its Oral Decision delivered on the 26th day of July 1995, (File No. R 930435), directed that By-law No. 93-190 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The **"R-2"** (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions, as contained in Section 10.1 of Zoning By-law No. 6593, applicable to the lands referred to in Section 1.(b) of By-law No. 93-190, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the following special requirement that,

   (a) notwithstanding Section 10.1 (2) 2. of Zoning By-law No. 6593, the following yards shall be provided and maintained:

      (i) a front yard of a depth of at least 9.0 metres (29.53 feet); and,

      (ii) for a two family dwelling, where a side yard abuts any other residential district, a side yard of a width of at least 3.0 metres (9.84 feet), along the easterly and westerly lot lines of Block 2.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "R-2" District provisions, subject to the special requirement referred to in section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1346.

4. Sheets No. W-17D and W-17E of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1346.

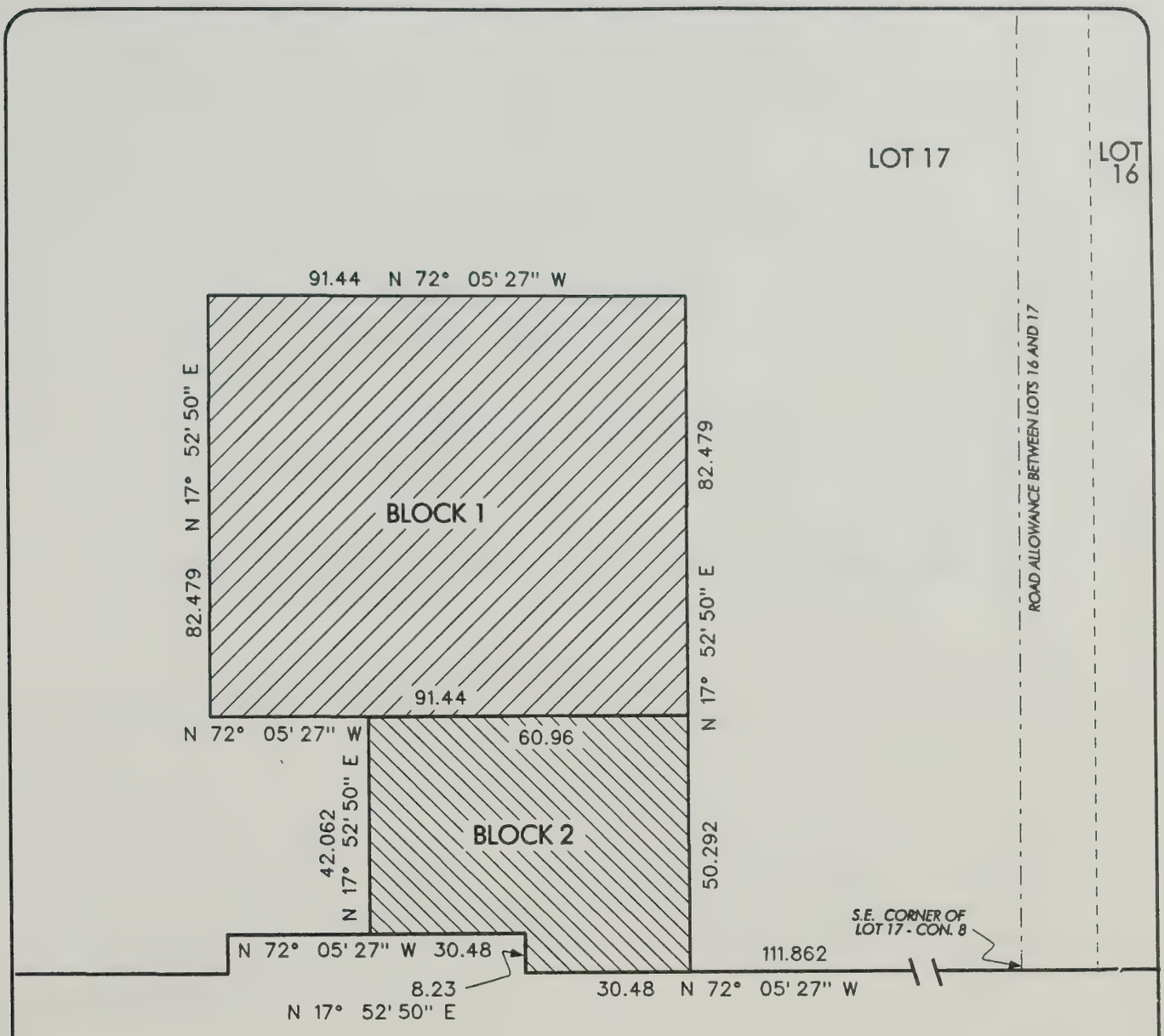
5. In all other respects, By-law No. 93-190 is hereby confirmed, unchanged.

PASSED this *12th* day of *March* A.D. 1996

Acting CITY CLERK

Acting MAYOR

Decision to Further Amend the Memorandum
of Oral Decision and Amending Order of
the Ontario Municipal Board,
delivered on the 26th day of July 1995
Ascenzo Lepore, Owner
Amended ZA-89-57



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-030
Passed the 12th day of March, 1996

S. J. McDonald
Clerk

D. S. Wilson
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-030
to Amend By-Law No.6593

Planning and Development Department

Legend

Lands to be regulated by By-Law no.

North	Scale	Reference File No.
	Not to Scale	ZA-89-57 Amended
	Date	Drawn By
	OCTOBER 1995	R.L.

Bill No. C- 09

The Corporation of the City of Hamilton

BY-LAW NO. 96- 031

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 90-43

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1050 RYMAL ROAD EAST

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-43 on the 13th day of February 1990 to establish a special requirements under Section 19B of Zoning By-law No. 6593, for the "M-12" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 2nd Report of the Planning and Development Committee at its meeting held on the 13th day of February 1996, recommended that Zoning By-law No. 6593, as amended by By-law No. 90-43 be further amended to establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The **"M-12"** (Prestige Industrial) District provisions, as contained in Section 17D of Zoning By-law No. 6593, as amended by By-law No. 90-43, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 17D.(1)(d) of By-law No. 6593, the following is permitted:

(i) a restaurant accessory to the existing banquet facility and catering business with a maximum seating capacity of 30 persons, only within the existing building.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "M-12" District provisions, subject to the special requirements referred to in section 1 of By-law No. 90-43 and section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1154a.

4. Sheet No. E-49E of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1154a.

5. In all other respects, By-law No. 90-43 is hereby confirmed, unchanged.

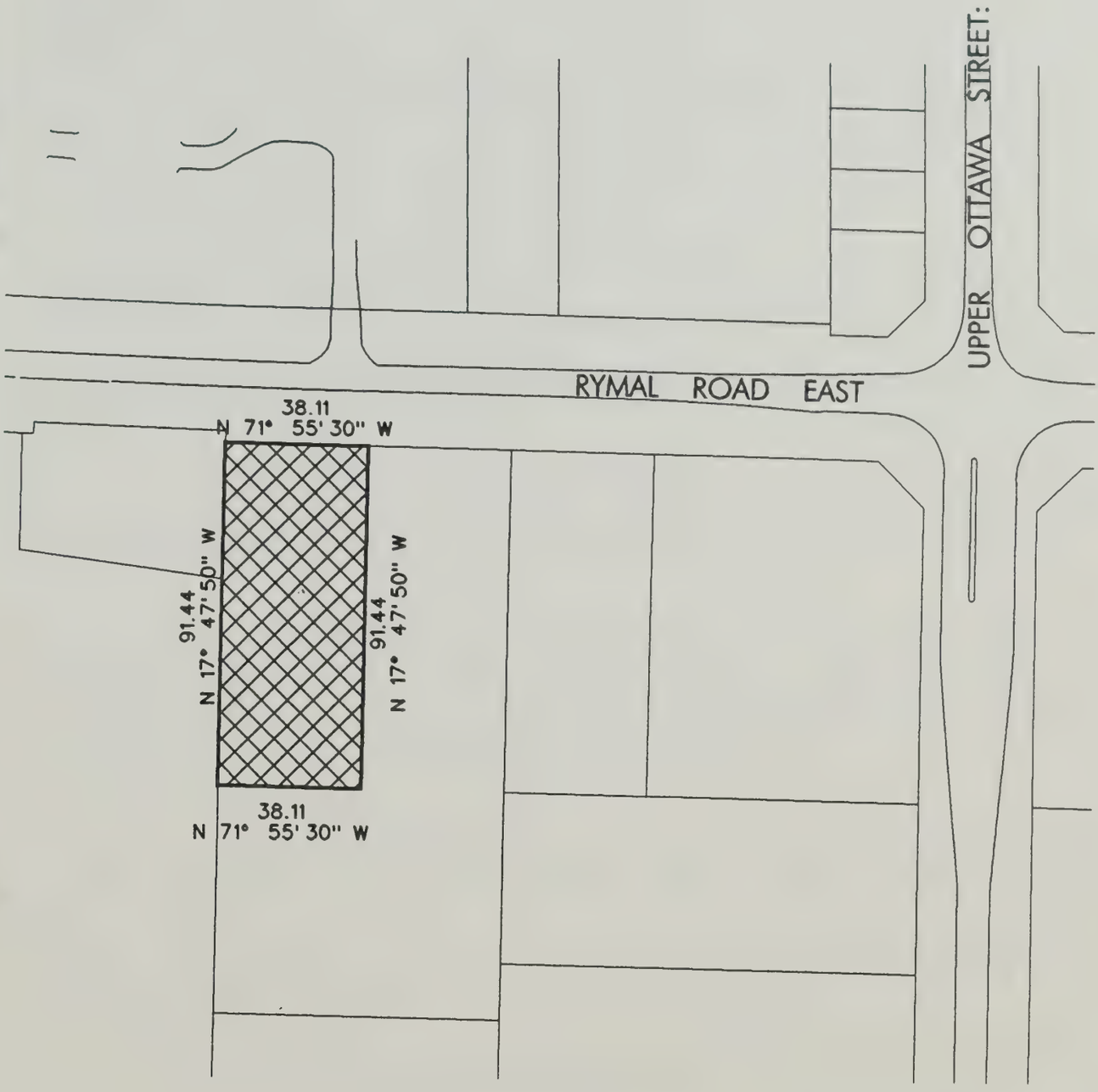
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *12th* day of *March* A.D. 1996

Acting CITY CLERK

Acting MAYOR

(1996) 2 R.P.D.C. 1, February 13
Peter Georgakopoulos, Owner
ZAR-95-29



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-031
Passed the 12th day of March, 1996.

D. E. Wallace
Clerk

D. S. Wilson
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 96- 031

to Amend By-Law No. 6593

Planning and Development Department

Legend

Lands to be regulated by
By-Law No. 96-031

North	Scale	Reference File No.
	NOT TO SCALE	ZAR-95-29
	Date	Drawn By
	February 1996	William Braithwaite

Bill No. C-*10*

The Corporation of the City of Hamilton

BY-LAW NO. 96-*032*

To Amend:

Zoning By-law No. 6593

Respecting:

SPECIAL REQUIREMENTS FOR FRONT YARD LANDSCAPING

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 3 of the 2nd Report of the Planning and Development Committee at its meeting held on the 13th day of February 1996, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to special requirements for front yard landscaping, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 18 - Supplementary Requirements and Modifications of Zoning By-law No. 6593 is amended to include a new section as follows:

"**SPECIAL REQUIREMENTS FOR FRONT YARD LANDSCAPING**

18.(14) Notwithstanding any other provisions of this by-law, for any single-family dwelling, two-family dwelling or three-family dwelling:

(i) not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel pavers, or other similar materials;

(ii) for the purposes of clause 14.(i), the gross area of the front yard shall be calculated as the area between the front lot line and the front of the principle dwelling and the area extending from the side lot line to side lot line but subtracting:

(a) unenclosed entrance porches;
(b) vestibules;
(c) ramps;
(d) front steps;
(e) chimneys;

(f) bay windows;
(g) ornamental projections;
(h) terraces;
(i) platforms; and,
(j) a walkway between the front entrance of the principle building and the front lot line or driveway with a maximum width of 0.6 m;

(iii) Notwithstanding clause 14.(i), in cases where at least half of the front lot line is curved and the landscaped area of the front yard is less than 50%, the following exemptions for the calculation of the gross area of the front yard shall apply:

a) a driveway between the front entrance of the garage and the front lot line with a maximum width of:

1) 3.0 m for each door of a one, two or three car garage; or,
2) 5.5 m for a double door of a two car garage; and,

b) a walkway between the front entrance of the principle dwelling and the front lot line or driveway with a maximum width of 0.6 m,

provided all the remaining area shall be landscaped excluding concrete, asphalt, gravel, pavers, or other similar materials."

2. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

3. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *12th* day of *March* A.D. 1996

S. E. Wellwood

Acting CITY CLERK

D. J. Wilson

Acting MAYOR

(1996) 2 R.P.D.C. 3, February 13
City Initiative 96-A

Bill No. C- 11

The Corporation of the City of Hamilton

BY-LAW NO. 96-033

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 90-311

Respecting:

LANDS LOCATED WEST OF GARTH STREET AND NORTH OF GISELE DRIVE, KNOWN MUNICIPALLY AS NO. 1600 GARTH STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-311 on the 13th day of November 1990 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "C" District and "RT-20" District, in respect of the land located at Municipal No. 480 Rymal Road West, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 92-165 on the 30th day of June 1992 to remove the 'H' symbol in respect of the lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 2nd Report of the Planning and Development Committee at its meeting held on the 13th day of February 1996, recommended that Zoning By-law No. 6593, as amended by By-law No. 90-311, be further amended to establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-27D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "**RT-20**" (Townhouse - Maisonette) District to "**R-4**" (Small Lot Single-Family Detached) District, the land comprised in Block 3; and

(b) by changing from "**RT-20**" (Townhouse - Maisonette) District to "**C**" (Urban Protected Residential, etc.) District, the land comprised in Block 4,

the extent and boundaries of each of which Blocks 3 and 4 are shown on a plan hereto annexed as Schedule "A".

2. The **"RT-20"** (Townhouse - Maisonette) District provisions, as contained in Section 10E of Zoning By-law No. 6593, as amended by By-law No. 90-311, applicable to the lands comprised in Blocks 1 and 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) Section 4.(a) of By-law No. 90-311 is deleted in its entirety;

(b) notwithstanding Section 10E.(2)(a) of Zoning By-law No. 6593, a townhouse block containing a maximum of 7 single family dwelling units to be used as model units in accordance with the requirements of Section 6.(1) shall be permitted;

(c) notwithstanding Section 10F.(4)(c)(ii) of Zoning By-law No. 6593, a minimum side yard of 1.75 metres shall be provided and maintained for a Street Townhouse Dwelling, not exceeding two storeys in height; and

(d) notwithstanding Section 10F.(4)(a) of Zoning By-law No. 6593, a front yard depth of not less than 7.0 m shall be provided and maintained for Block 1.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "RT-20" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1195c.

5. Sheet No. W-27D of the District Maps is amended by marking the lands referred to in section 1 of By-law No. 90-311 and in section 1 of this by-law, S-1195c.

6. In all other respects, By-law No. 90-311 is hereby confirmed, unchanged.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *12th* day of *March* A.D. 1996

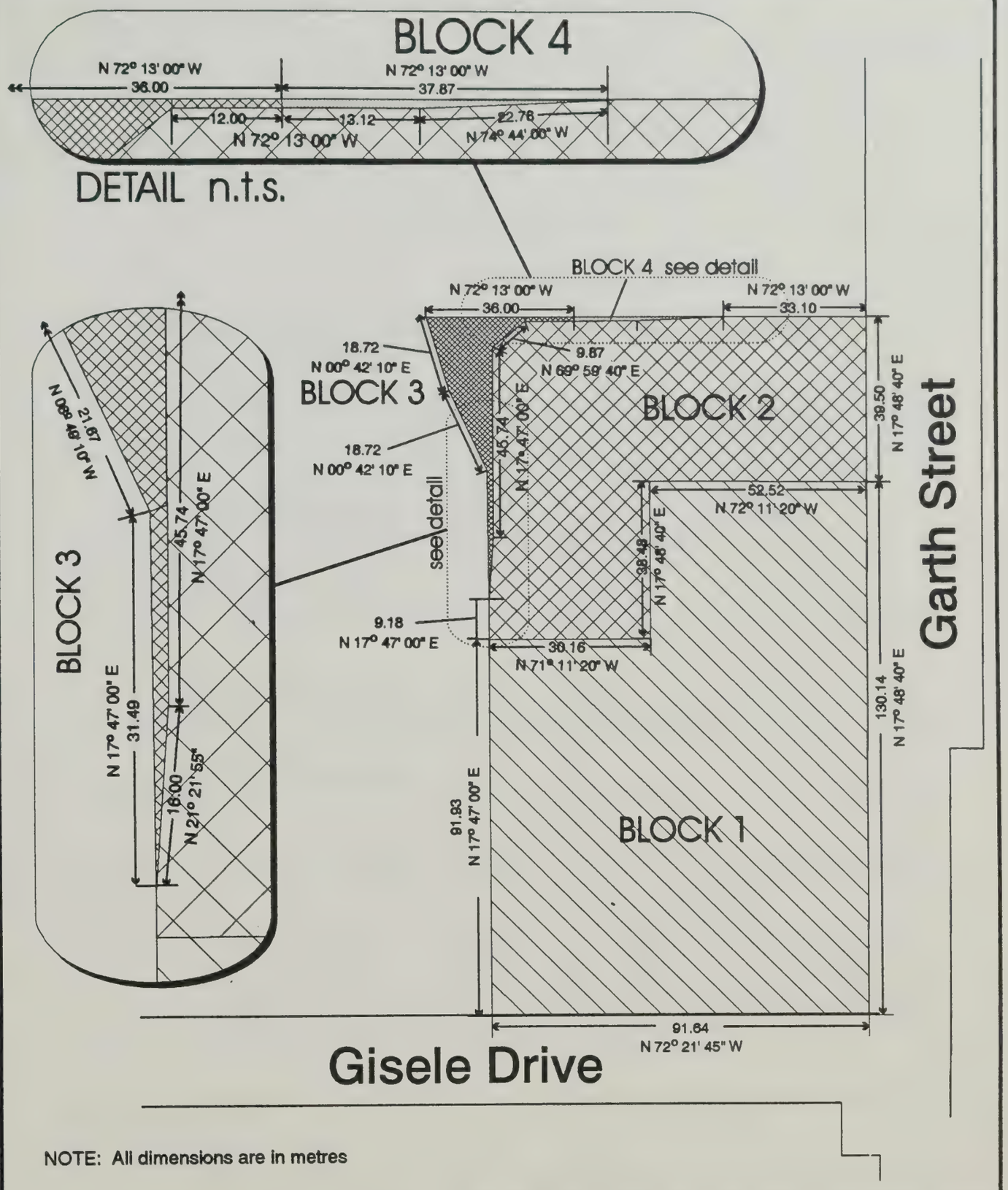
D. J. Holland

Acting CITY CLERK

D. S. Wilson

Acting MAYOR

(1996) 2 R.P.D.C. 2, February 13
80064 Ontario Inc., (A. DiSilvestro), Owner
ZAC-95-27



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-033
Passed the 12th day of March, 1996.

S. F. Holland
Clerk

D. S. Wilson
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-033
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

BLK 1 — Further modification to the established "RT-20 (Townhouse - Maisonette) District

BLK 2 — Further modification to the established "RT-20 (Townhouse - Maisonette) District

BLK 3 — From "RT - 20 Townhouse - Maisonette) District modified, to "RT - 4" (Small Lots Single Family Dwelling) District.

BLK 4 — From "RT - 20"(Townhouse - Maisonette) District modified, to "C" (Urban Protected Residential, etc.) District

North	Scale	Reference File No.
	Not to Scale	ZA-95-27
	Date	Drawn By
	March 1996	D.L.

Bill No. C- 12

The Corporation of the City of Hamilton

BY-LAW NO. 96- 034

To Amend:

Zoning By-law No. 6593

Respecting:

PARKING STANDARDS FOR RESIDENTIAL CONVERSIONS IN THE CENTRAL BUSINESS DISTRICT

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 3rd Report of the Planning and Development Committee at its meeting held on the 27th day of February 1996, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to parking requirements for residential conversions within the Central Business District, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. SECTION NINETEEN - RESIDENTIAL CONVERSION REQUIREMENTS of Zoning By-law No. 6593 is amended to include a new section as follows:

"19. (4) Notwithstanding any other provisions of this by-law, any building or portion thereof existing on the date of the passing of this by-law, located within Area "A" shown on Schedule "I" of Section 18A, may be converted to a residential use except for a Residential Care Facility or Short-Term Care Facility, provided that the ground floor is maintained for commercial use."

2. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

3. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 12th day of March A.D. 1996

D. J. Wollonds
Acting CITY CLERK

D. I. Wilcox
Acting MAYOR

(1996) 3 R.P.D.C. 2, February 27
City Initiative 96-B

Bill No. C- 15

The Corporation of the City of Hamilton

BY-LAW NO. 96- 041

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT THE REAR OF MUNICIPAL NO. 141 QUEENSTON ROAD

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-124 and E-125 of the District Maps, appended to and forming part of By-law No. 6593, are amended,

(a) by changing from "**AA**" (Agricultural) District to "**R-4**" - '**H**' (Small Lot Single Family Dwelling - Holding) District, the land comprised in Block 1;

(b) by changing from "**AA**" (Agricultural) District to "**H**" - '**H**' (Community Shopping and Commercial, etc. - Holding) District, the land comprised in Block 2; and

(c) by changing from "**G-3**" (Public Parking Lots) District to "**H**" - '**H**' (Community Shopping and Commercial, etc. - Holding) District, the land comprised in Block 3,

the extent and boundaries of each of which Blocks 1, 2 and 3 are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbols referred to in section 1 shall be removed conditional upon the applicant entering into satisfactory servicing arrangements, agreements and/or easements for municipal storm and sanitary sewers, and water services with the Region to the satisfaction of the Roads and Environmental Services Department.

(b) The 'H' symbols shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "R-4" District and "H" District provisions, subject to the special requirements referred to in section 3 of this by-law.

3. The "**H**" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14 of Zoning By-law No. 6593, applicable to the lands referred to in section 1(b) and 1(c) are amended to the extent only of the special requirements that,

(a) notwithstanding section 14. of Zoning By-law No. 6593, only an auto repair garage except paint and autobody repair and a manual carwash consisting of eight (8) bays, shall be permitted;

(b) notwithstanding Section 14.(1)(xvi) of Zoning By-law No. 6593, only one (1) business identification sign that is a wall sign and having vertical dimension of not more than 0.6 metres, and area of not more than 5.6 square metres shall be permitted;

(c) no sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination; and

(d) a landscape barrier not less than 6.0 m in width and a visual/acoustical barrier between 1.8 m and 2.0 m in height shall be provided and maintained along the entire northerly boundary of Block 2, where the lot adjoins a residential district.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1347.

6. Sheets No. E-124 and E-125 of the District Maps are amended by marking the lands referred to in section 1(b) and 1(c) of this by-law, S-1347.

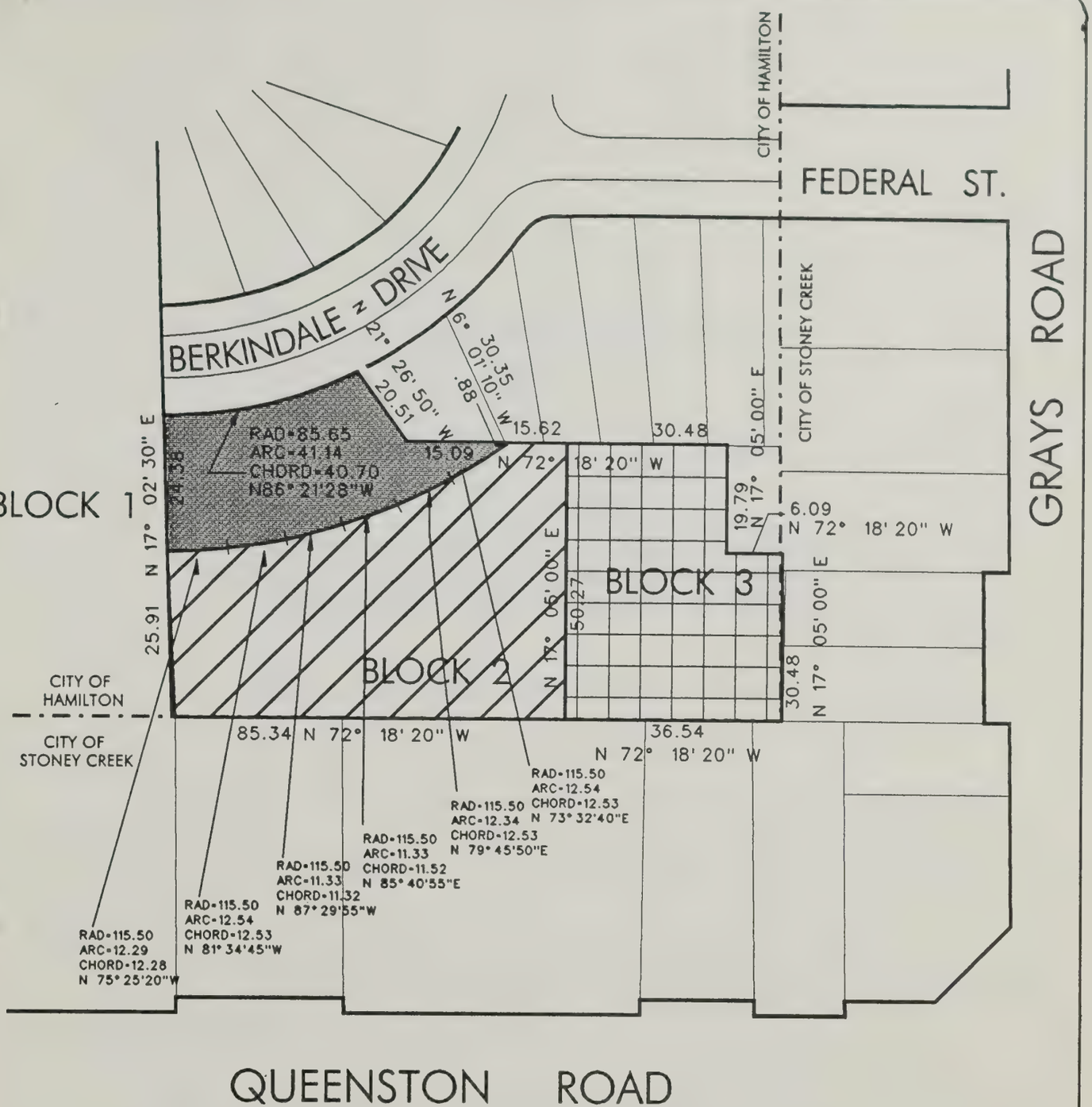
7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *26th* day of *March* A.D. 1996

CITY CLERK

MAYOR

(1995) 18 R.P.D.C. 2, September 26
1104729 Ontario Ltd., (Alan Goulding), Owner
Amended ZA-95-11



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-041
Passed the 26th day of March, 1996.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of By-Law No. 96-041

to Amend By-Law No. 6593

Planning and Development Department

Legend

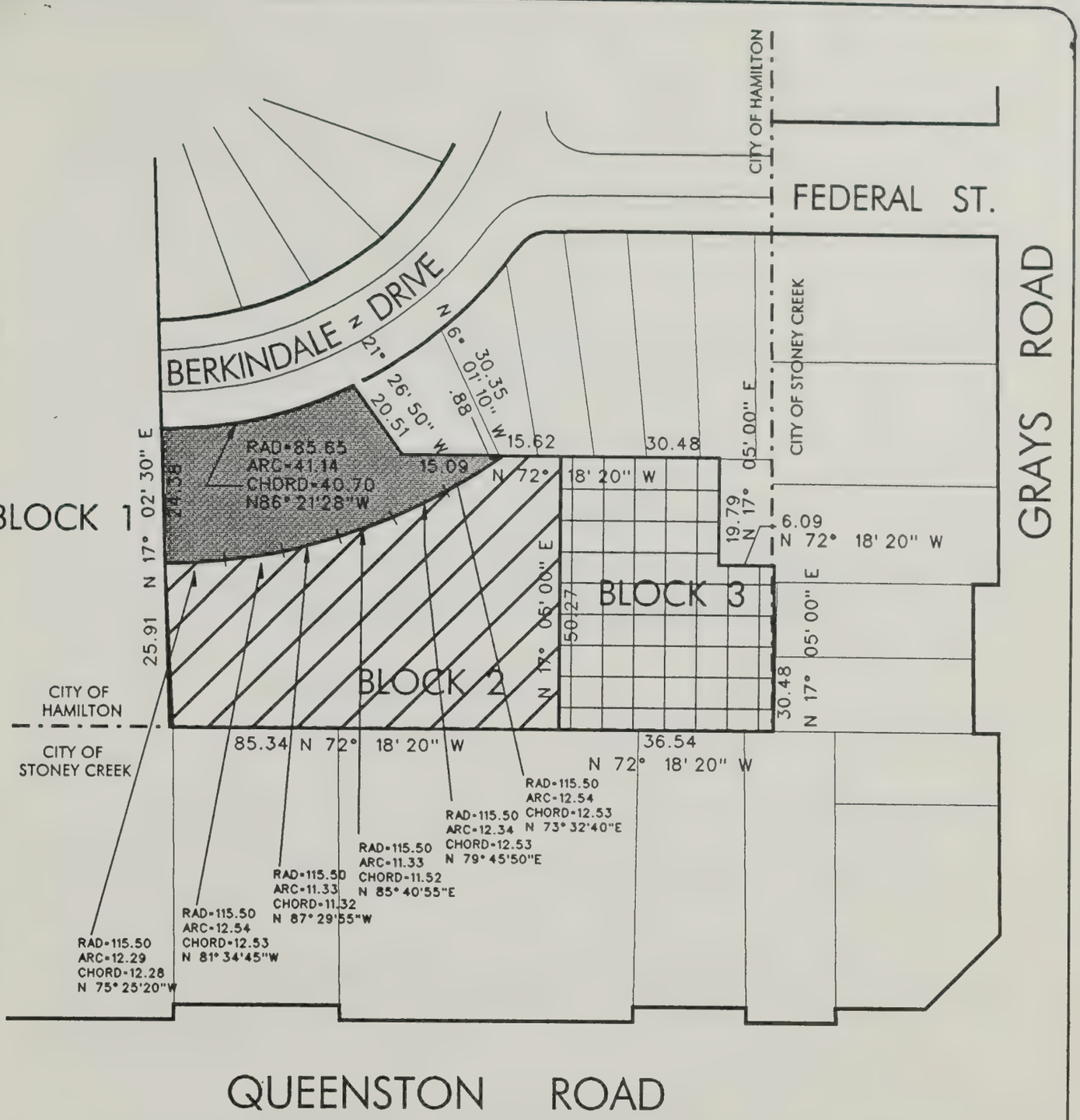
Change in zoning from:

BLOCK 1 — "AA" (Agricultural) District to "R-4" - 'H' (Small lot Single Family Dwelling - Holding) District

BLOCK 2 — "AA" (Agricultural) District to "H" – 'H' (Community Shopping and Commercial, etc. – Holding) District, modified.

BLOCK 3 — "G-3" (Public Parking Lots) District, modified to "H" – 'H'(Community Shopping and Commercial, etc. – Holding) District, modified

North	Scale	Reference File No.
	NOT TO SCALE	ZAR-95-11
	Date	Drawn By
	February 1996	W. B.



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-041
Passed the 26th day of March, 1996.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of By-Law No. 96- 041

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

BLOCK 1 — "AA" (Agricultural) District to "R-4" - 'H' (Small lot Single Family Dwelling - Holding) District

BLOCK 2 — "AA" (Agricultural) District to "H" – 'H' (Community Shopping and Commercial, etc. – Holding) District, modified.

BLOCK 3 — "G-3" (Public Parking Lots) District, modified to "H" – 'H'(Community Shopping and Commercial, etc. – Holding) District, modified

North	Scale	Reference File No.
	NOT TO SCALE	ZAR-95-11
	Date	Drawn By
	February 1996	W. B.

Bill No. C-17

The Corporation of the City of Hamilton

BY-LAW NO. 96-043

To Amend Zoning By-law No. 6593

Respecting:

LANDS LOCATED WITHIN THE CITY OF HAMILTON FORMERLY UNDER DEVELOPMENT CONTROL REGULATIONS OF THE NIAGARA ESCARPMENT COMMISSION

WHEREAS the lands hereinafter referred to in this by-law,

(a) are within the limits of the City of Hamilton;

(b) were under Development Control of the Niagara Escarpment Commission;

(c) are some of the lands designated "Urban Area" in the Niagara Escarpment Plan;

AND WHEREAS on May 4, 1994 the Commission received a request from the City of Hamilton to remove all Development Control lands designated Urban Area in the Niagara Escarpment Plan;

AND WHEREAS the Minister of Environment and Energy advised the City that he would support the transfer of urban areas to the municipal control where Zoning By-laws are in conformity with the Niagara Escarpment Plan;

AND WHEREAS it is required to revise the zoning by-laws of the City upon the lands hereinafter described to be consistent with the requirements and the practices of the Niagara Escarpment Commission regarding height restrictions and setbacks between the brow of the escarpment and development;

AND WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-66 and E-67 of the District Maps, appended to and forming part of By-law No. 6593, are amended,

(a) by changing from "A" (Conservation, Open Space, Park and Recreation, etc.) District to "B-2" (Suburban Agriculture) District, the lands comprised in Block 1 (both portions), Blocks 2, and 3,

the extent and boundaries of each of which Block 1 (both portions), Blocks 2, and 3 are shown on a plan hereto annexed as Schedules "A" and "A-1".

2. The "A" (Conservation, Open Space, Park and Recreation, etc.) District provisions, as contained in Section 7 of Zoning By-law No. 6593, applicable to the lands comprised of Blocks 4, 5, and 6, the extent and boundaries of each of which are shown on a plan hereto annexed as Schedules "A-2" and "A-3", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 3.(4) of By-law No. 6593, no building shall exceed two and a half storeys, and no structure shall exceed 11 m (36.09 feet) in height; and

(b) notwithstanding Section 7.(3) of By-law No. 6593, no building or structure shall be closer than 30 m (100 feet) from the top of the Escarpment.

3. The "AA" (Agricultural) District provisions, as contained in Section 7A of Zoning By-law No. 6593, applicable to the lands comprised of Blocks 7 and 8, the extent and boundaries of which are shown on a plan hereto annexed as Schedules "A-4" and "A-5", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 3.(4) of By-law No. 6593, no building shall exceed two and a half storeys, and no structure shall exceed 11 m (36.09 feet) in height; and

(b) notwithstanding Section 7A.(3) of By-law No. 6593, no building or structure shall be closer than 30 m (100 feet) from the top of the Escarpment.

4. The "B" (Suburban Agriculture and Residential, etc.) District provisions, as contained in Section 8 of Zoning By-law No. 6593, applicable to the lands comprised of Block 9, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A-6", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 3.(4) of By-law No. 6593, no building shall exceed two and a half storeys, and no structure shall exceed 11 m (36.09 feet) in height; and

(b) notwithstanding Section 8.(3) of By-law No. 6593, no building or structure shall be closer than 30 m (100 feet) from the top of the Escarpment.

5. The "B-1" (Suburban Agriculture and Residential, etc) District provisions, as contained in Section 8A of Zoning By-law No. 6593, applicable to the lands comprised of Block 10, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A-6", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 3.(4) of By-law No. 6593, no building shall exceed two and a half storeys, and no structure shall exceed 11 m (36.09 feet) in height.

6. The "B-2" (Suburban Residential) District provisions, as contained in Section 8B of Zoning By-law No. 6593, applicable to the lands comprised of Block 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

(a) notwithstanding Section 8B.(4) of By-law No. 6593, the minimum lot area shall not be less than 491 m^2.

7. The "B-2" (Suburban Residential) District provisions, as contained in Section 8B of Zoning By-law No. 6593, applicable to the lands comprised of Block 1 (both portions) and Block 3, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and "A-1", are amended to the extent only of the special requirement that,

(a) for the purposes of this by-law, the rear lot line shall be defined as the "toe-of-slope".

8. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised of Block 4a, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A-2", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 3.(4) of By-law No. 6593, no building shall exceed two and a half storeys, and no structure shall exceed 11 m (36.09 feet) in height.

(b) notwithstanding Section 9.(3) of By-law No. 6593, no building or structure shall be closer than 30 m (100 feet) from the top of the Escarpment.

9. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "A", "AA", "B", "B-1", "B-2" and "C" District provisions, subject to the special requirements referred to in sections 2, 3, 4, 5, 6, 7 and 8.

9. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1353.

10. Sheets No. E-66, E-67, E-6, E-15, E-35, E-46, E-69, E-69a, E-69b, E-69c, W-35, W-36, W-42, W-6, W-7 and W-15 of the District Maps are amended by marking the lands referred to in section 2, 3, 4, 5, 6, 7 and 8 of this by-law, S-1353.

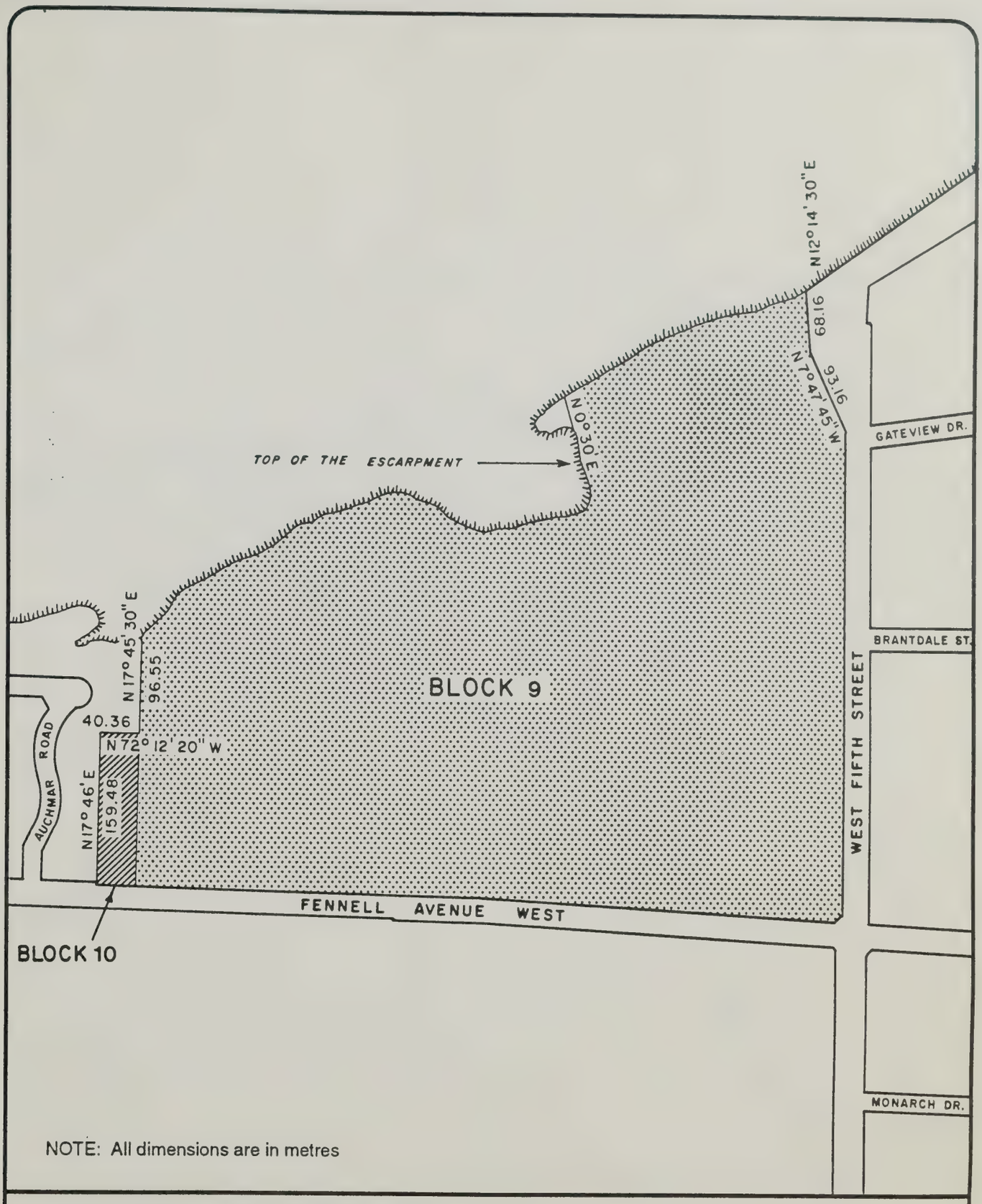
11. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of March A.D. 1996

CITY CLERK

MAYOR

(1996) 3. R.P.D.C. 1, February 20
City Initiative 94-H



NOTE: All dimensions are in metres

This is Schedule "A-7" to By-Law No. 96-..043..
Passed the .26th day of ...March..... , 1996.

Clerk

Mayor

City of Hamilton

Schedule A-6

Map Forming Part of
By-Law No. 96-.....043.....
to Amend By-Law No. 6593

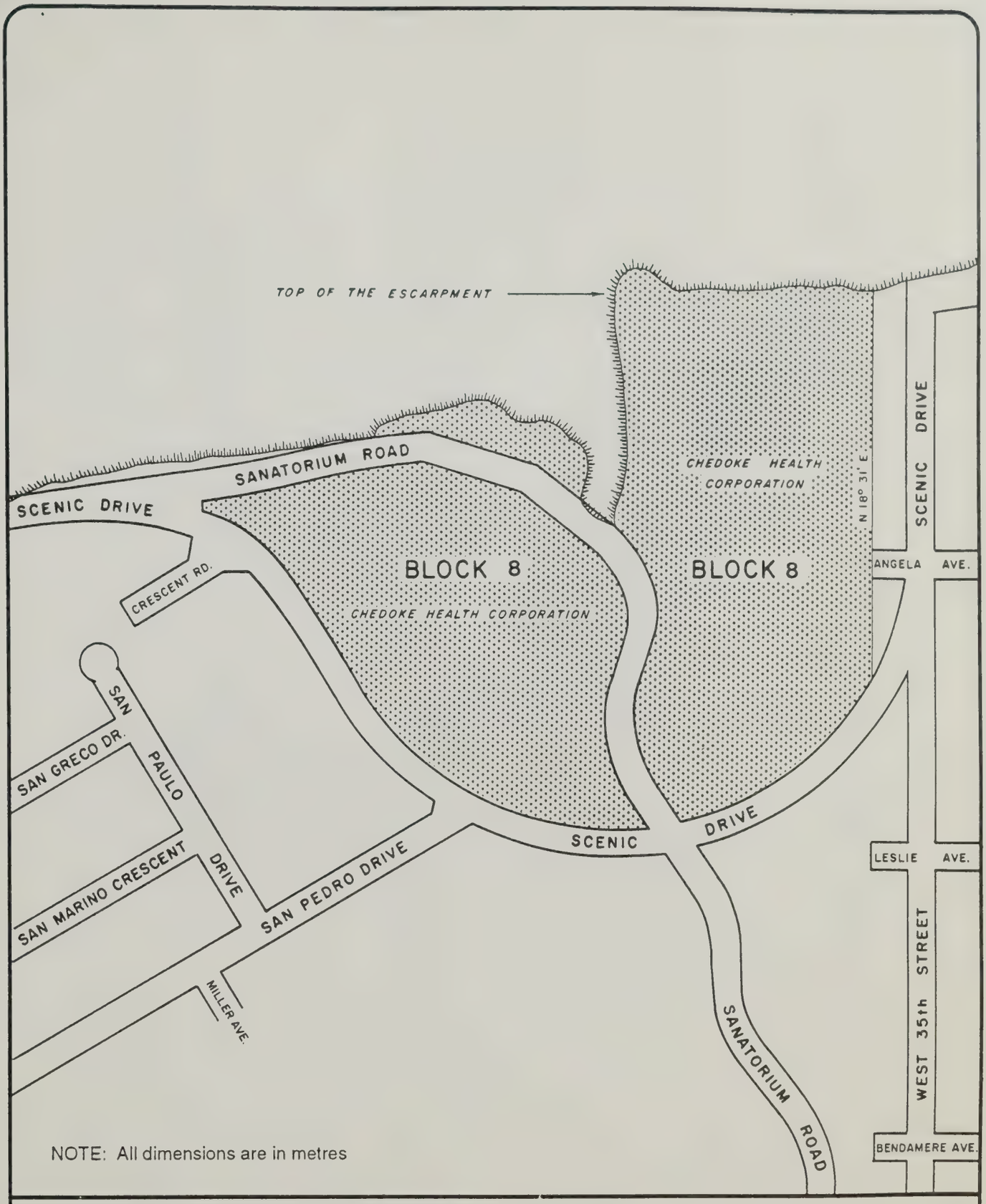
Planning and Development Department

Legend

BLOCK 9 — Modification to the "B" (Suburban Agriculture and Residential, etc.) District regulations.

BLOCK 10 — Modification to the "B-1" (Suburban Agriculture and Residential, etc.) District regulations.

North	Scale	Reference File No.
	Not to Scale	C.I. 94-H
	Date	Drawn By
	JANUARY 1996	Z.K.



This is Schedule "A-6" to By-Law No. 96-..043..
Passed the ..26th day of ...March..... , 1996.

..... Clerk

..... Mayor

City of Hamilton

Schedule A-5

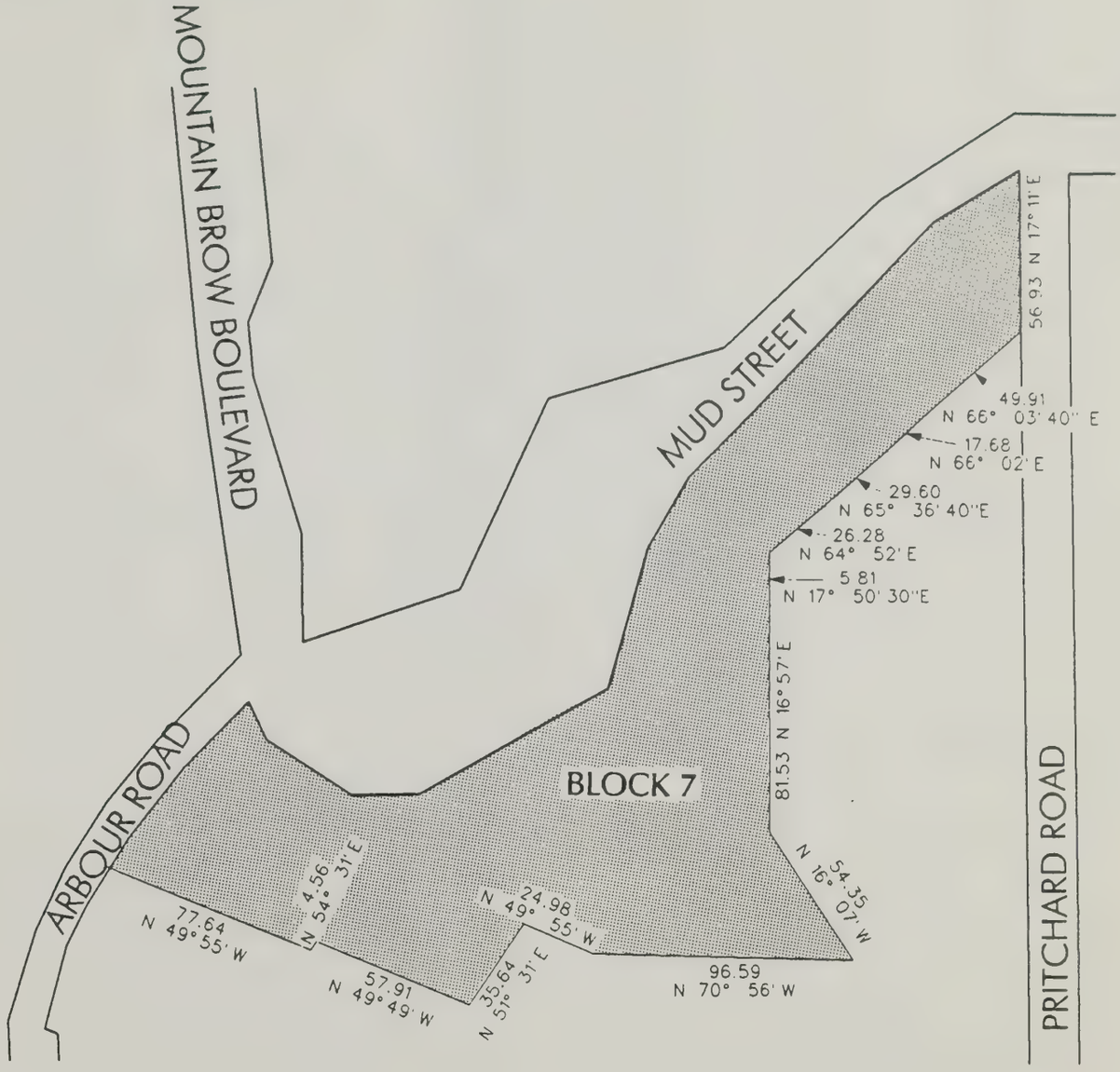
Map Forming Part of
By-Law No. 96-..043..
to Amend By-Law No. 6593

Planning and Development Department

Legend

BLOCK 8 — Modification to the "AA" (Agricultural) District regulations.

North	Scale	Reference File No.
	Not to Scale	C.I. 94-H
	Date	Drawn By
	JANUARY 1996	Z.K.



NOTE: All dimensions are in metres

This is Schedule "A–4" to By–Law No. 96–043
Passed the 26th day of March, 1996.

Clerk

Mayor

City of Hamilton

Schedule A–4

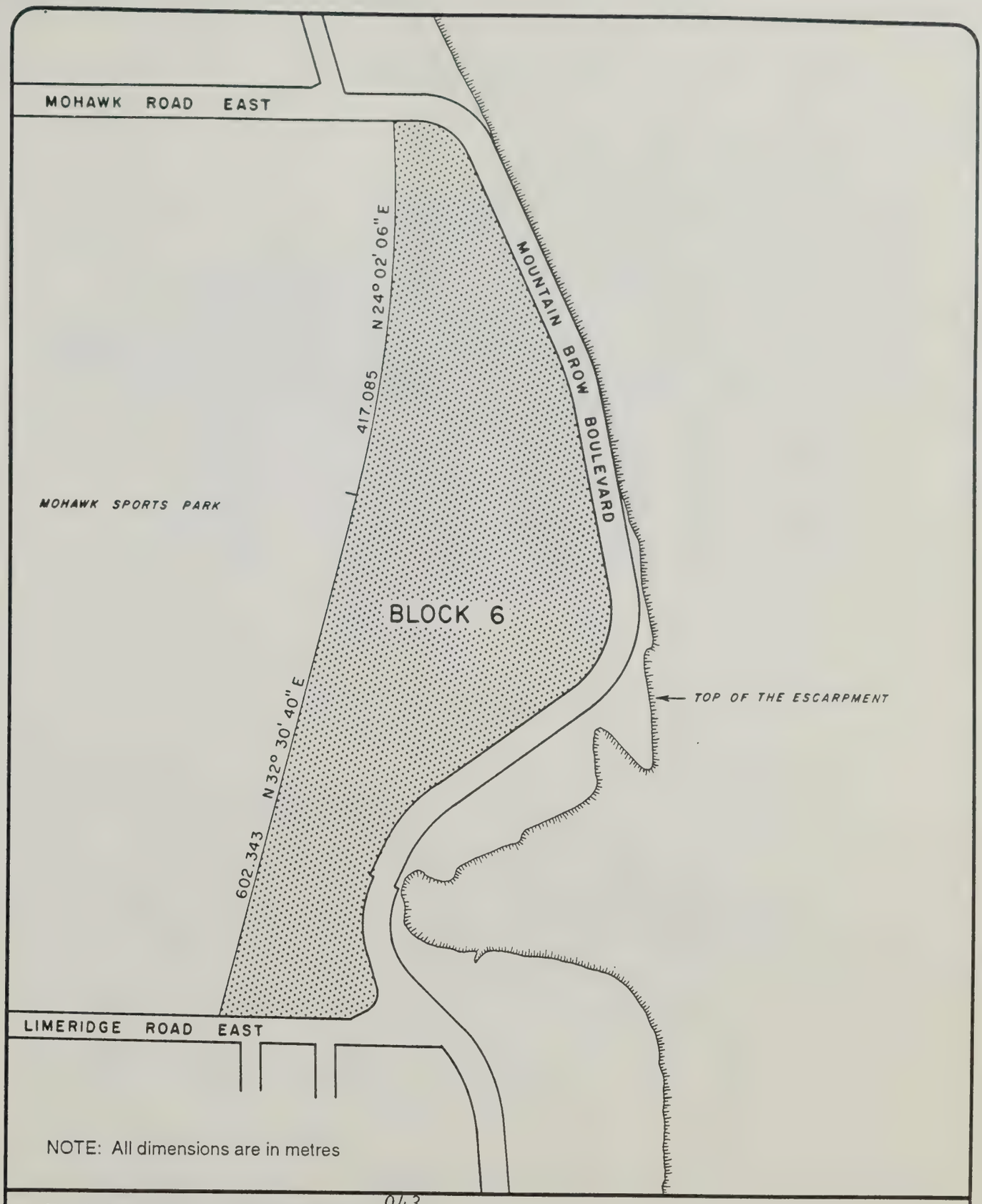
Map Forming Part of
By–Law No. 96–043
to Amend By–Law No.6593

Planning and Development Department

Legend

BLOCK 7 — Modification to the "AA" (Agricultural) District regulations.

North	Scale	Reference File No.
	Not to Scale	C.I.94–H
	Date	Drawn By
	FEB. 1996	R.L.



NOTE: All dimensions are in metres

This is Schedule "A-3" to By-Law No. 96-043
Passed the 26th day of March, 1996.

Clerk

Mayor

City of Hamilton

Schedule A-3

Map Forming Part of
By-Law No. 96-043
to Amend By-Law No. 6593

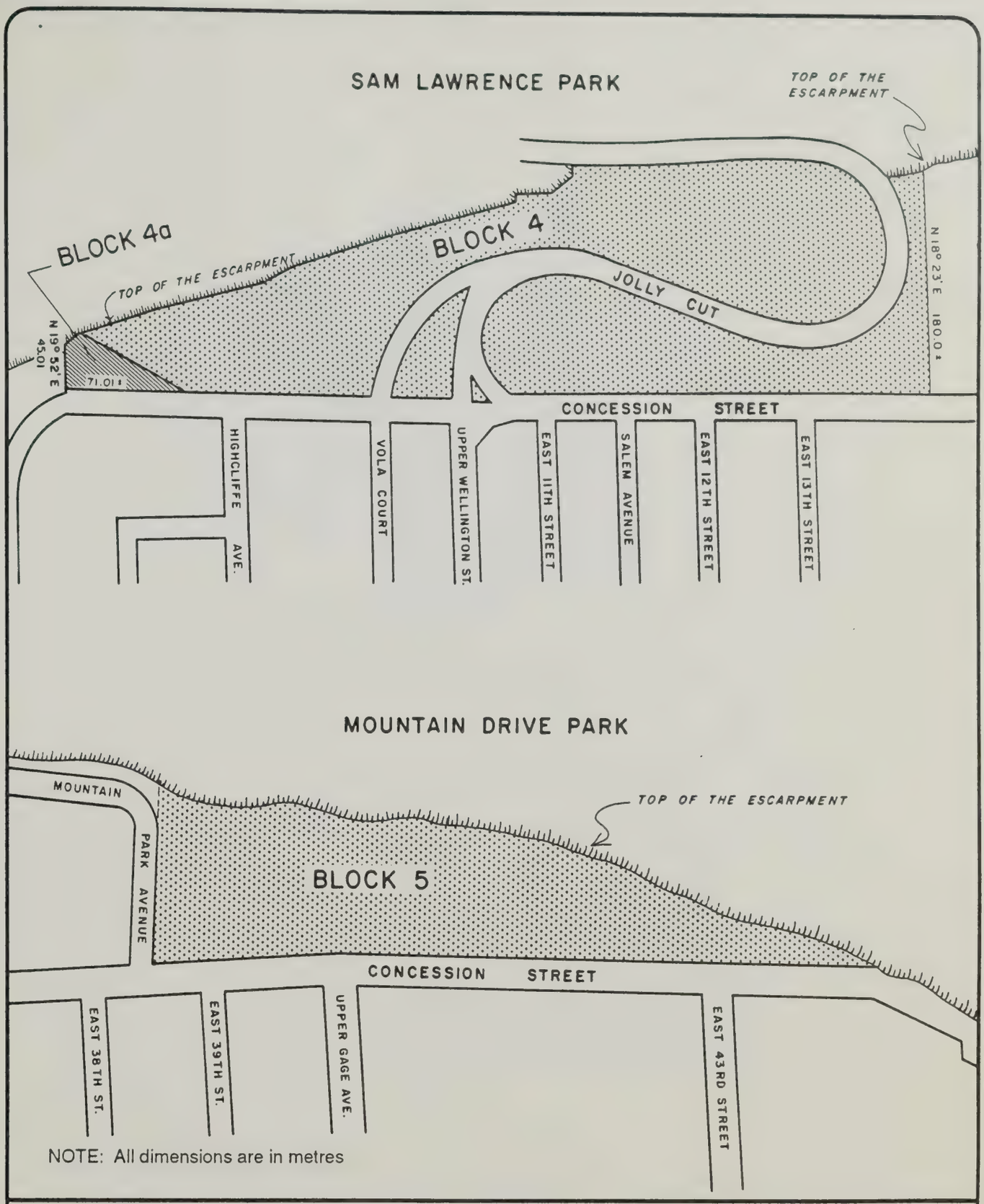
Planning and Development Department

Legend

BLOCK 6

Modification to the "A" (Conservation, Open Space, Park and Recreation, etc.) District regulations.

North	Scale	Reference File No.
	Not to Scale	C.I. 94-H
	Date	Drawn By
	JANUARY 1996	Z.K.



NOTE: All dimensions are in metres

This is Schedule "A-2" to By-Law No. 96-043.
Passed the 26th day of March, 1996.

Clerk

Mayor

City of Hamilton

Schedule A-2

Map Forming Part of
By-Law No. 96-043
to Amend By-Law No. 6593

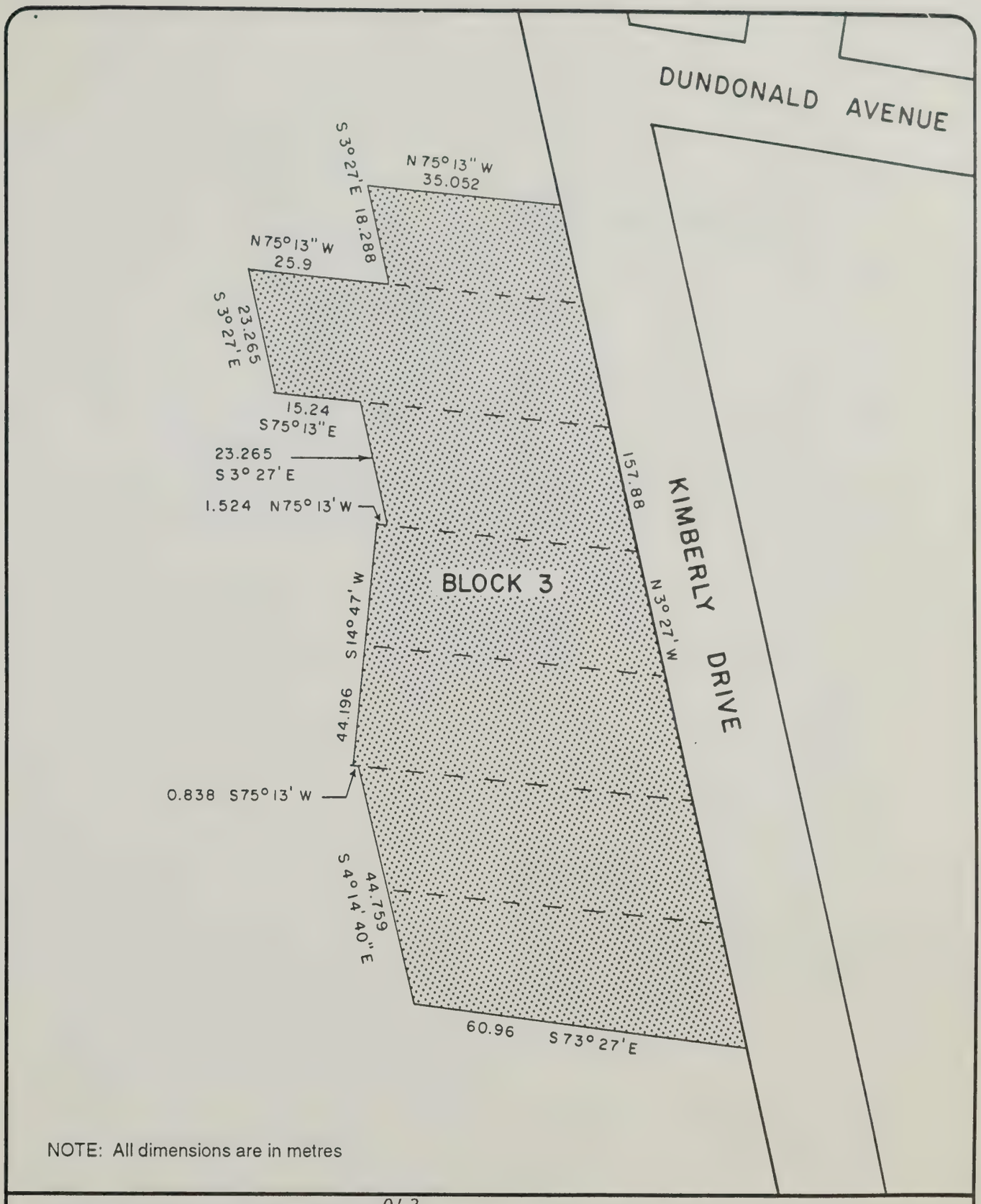
Planning and Development Department

Legend

BLOCKS 4 and 5 — Modification to the "A" (Conservation, Open Space, Park and Recreation, etc.) District regulations.

BLOCK 4a — Modification to the "C" (Urban Protected Residential, etc.) District regulations.

North	Scale	Reference File No.
	Not to Scale	C.I. 94-H
	Date	Drawn By
	March 1996	F.A.



NOTE: All dimensions are in metres

This is Schedule "A-1" to By-Law No. 96-043
Passed the 26th day of March, 1996.

Clerk

Mayor

City of Hamilton

Schedule A-1

Map Forming Part of
By-Law No. 96-043.
to Amend By-Law No. 6593

Planning and Development Department

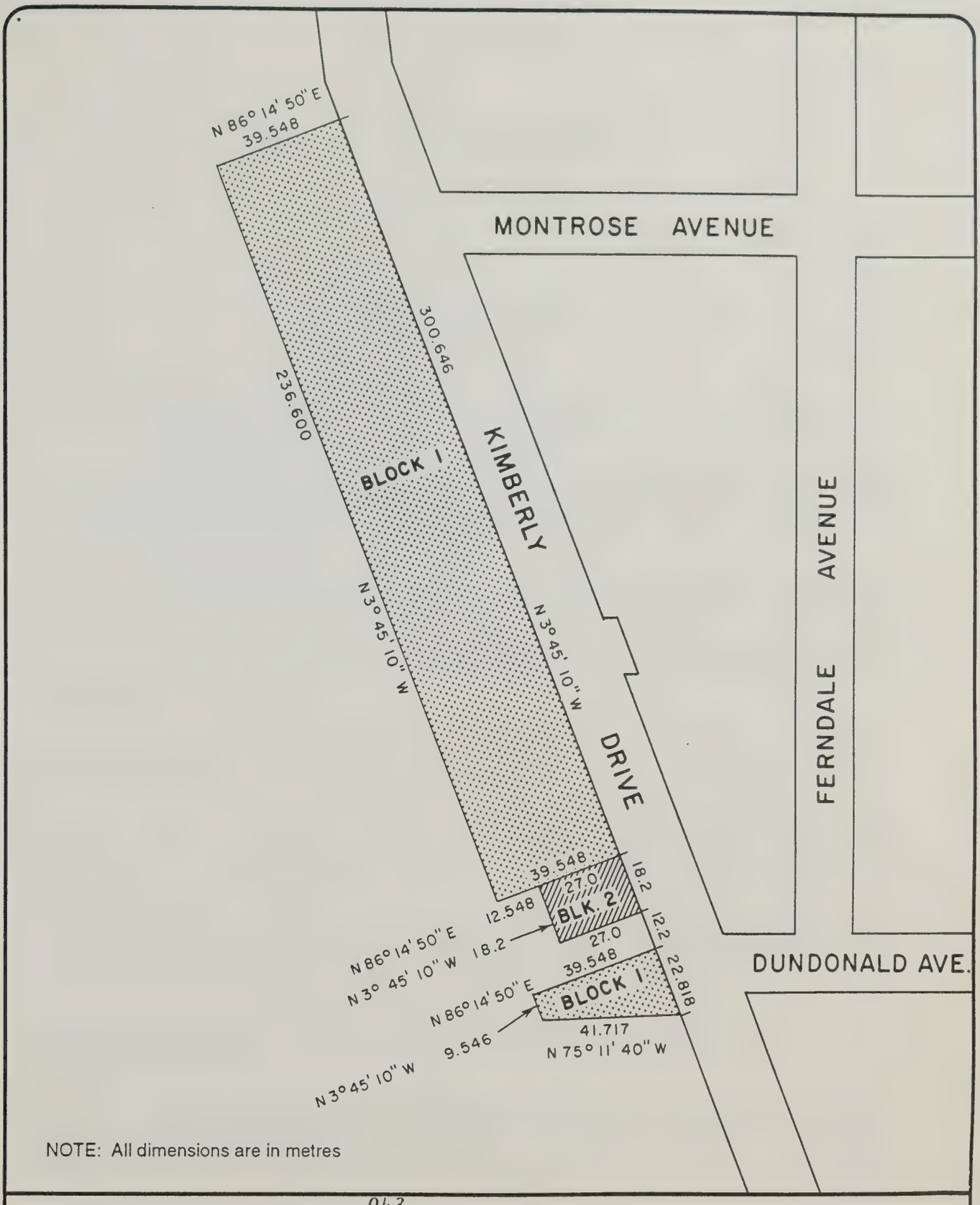
Legend

Change in zoning from:

BLOCK 3

"A" (Conservation, Open Space, Park and Recreation, etc.) District to "B-2" (Suburban Residential) District, modified.

North	Scale	Reference File No.
	Not to Scale	C.I. 94-H
	Date	Drawn By
	JANUARY 1996	Z.K.



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-043
Passed the 26th day of March, 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-043.
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

BLOCK 1 — "A" (Conservation, Open Space, Park and Recreation, etc.) District to "B-2" (Suburban Residential) District, modified.

BLOCK 2 — "A" (Conservation, Open Space, Park and Recreation, etc.) District to "B-2" (Suburban Residential) District, modified.

North	Scale	Reference File No.
	Not to Scale	C.I. 94-H
	Date	Drawn By
	JANUARY 1996	Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 96- 068

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 832 UPPER WENTWORTH STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-18 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "**AA**" (Agricultural) District to "**C**" - '**H**' (Urban Protected Residential, etc. - Holding) District, the land comprised in Block 1; and

(b) by changing from "**C**" (Urban Protected Residential, etc.) District to "**C**" - '**H**' (Urban Protected Residential, etc. - Holding) District, the land comprised in Block 2,

the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A".

2. The "**C**" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

(a) notwithstanding Section 9(1) of Zoning By-law No. 6593, the following uses shall be permitted:

(i) a hearing aid dispensing office on the first floor of the existing building having a maximum gross floor area of 95 m^2 (1000 square feet);

(ii) one dwelling unit in the basement of the existing building; and

(iii) an unlighted name plate having an area of not more than 0.2 square metres attached to and, as nearly as practicable, flush with the wall of the dwelling;

(b) a minimum 3.0 m wide landscape planting strip, and a visual barrier of not less than 1.2 m in height and not more than 2.0 m in height shall be provided and maintained along the westerly lot line of Block 2;

(c) a visual barrier not less than 1.2 m in height and not more than 2.0 m in height shall be provided and maintained along the northerly lot line of Blocks 1 and 2;

(d) a minimum 3.0 m wide landscape planting strip shall be provided and maintained along the easterly lot line of Block 1, except for any area used for vehicular access;

(e) notwithstanding Section 18A(1), of By-law No. 6593, no less than five (5) parking spaces shall be provided and maintained on the subject lands;

(f) Section 18A(14) of Zoning By-law No. 6593 shall not apply; and

(g) Section 18A(26) of Zoning By-law No. 6593 shall not apply.

3. (a) The 'H' symbols referred to in section 1 shall be removed conditional upon the applicant applying for and receiving approval for a Site Plan Control Application.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "C" District provisions, subject to the special requirements referred to in section 2 of this by-law.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 2.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1355.

6. Sheet No. E-18 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1355.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *30th* day of *April* A.D. 1996

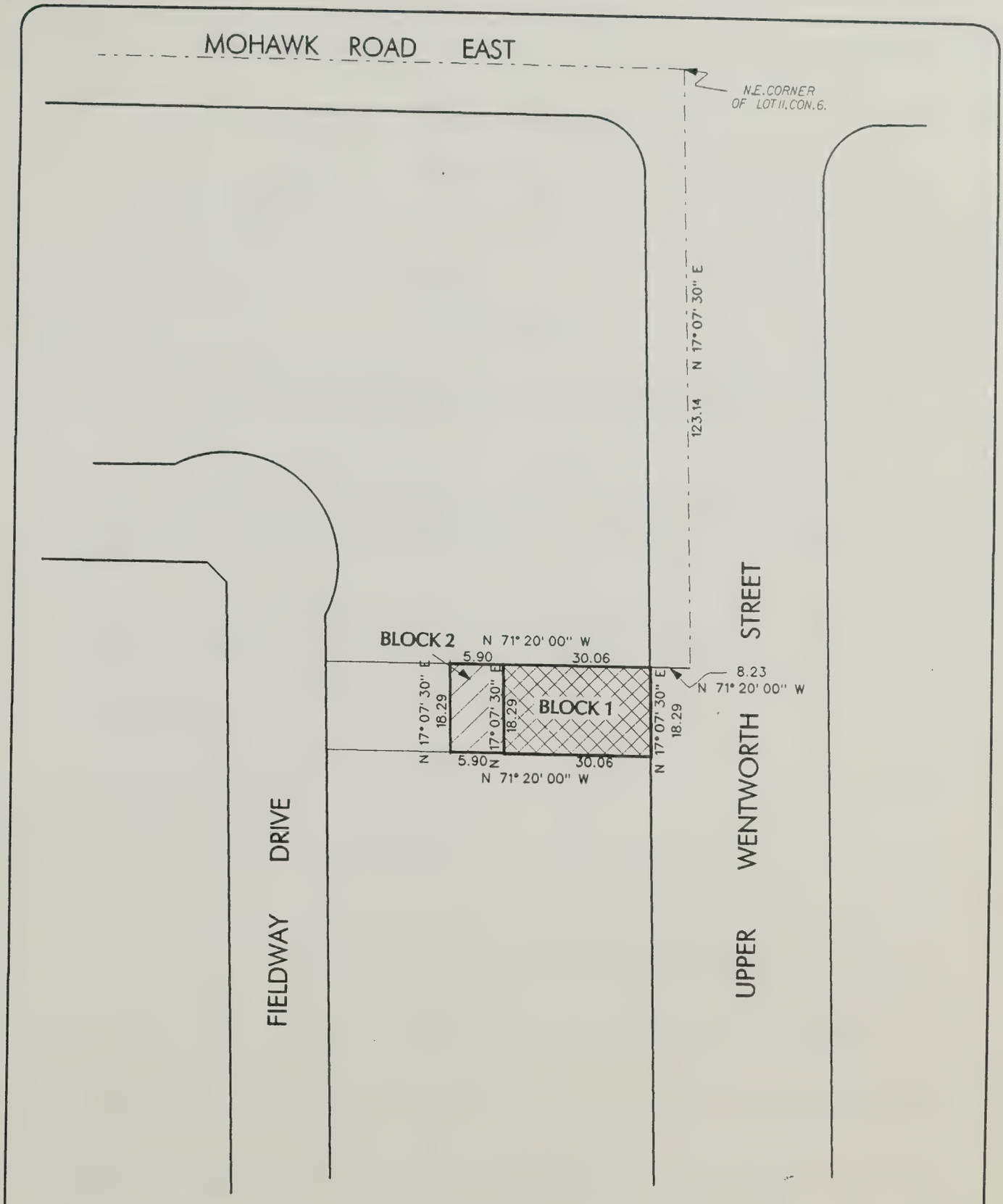
CITY CLERK

MAYOR

(1996) 5 R.P.D.C. 1, March 26
Jorge Rodriguez, Owner
ZAC-95-33

CERTIFIED A TRUE COPY

CITY CLERK



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-...068
Passed the ...30th day of .....April....., 1996.

.....
Clerk

.....
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-...068...
to Amend By-Law No.6593

Planning and Development Department

Legend

Proposed changes in zoning from :

BLK 1 — "AA" (Agricultural) District to "C"-'H' (Urban Protected Residential, etc. – Holding) District.

BLK 2 — "C" (Urban Protected Residential, etc.) District to "C"-'H' (Urban Protected Residential, etc. – Holding) District.

North	Scale	Reference File No.
	Not to Scale	ZAC-95-33
	Date	Drawn By
	March 1996	R.L.

Bill No. C- *21*

The Corporation of the City of Hamilton

BY-LAW NO. 96 - *091*

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED SOUTH OF RYMAL ROAD EAST AND WEST OF THE PROPOSED EXTENSION OF UPPER SHERMAN AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-27E of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "RT-20" (Townhouse - Maisonette) District, the lands comprised in Block 1;

(b) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Blocks 2 and 3;

(c) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 4;

the extent and boundaries of each of which Blocks 1, 2, 3, and 4 are shown on a plan hereto annexed as Schedule "A".

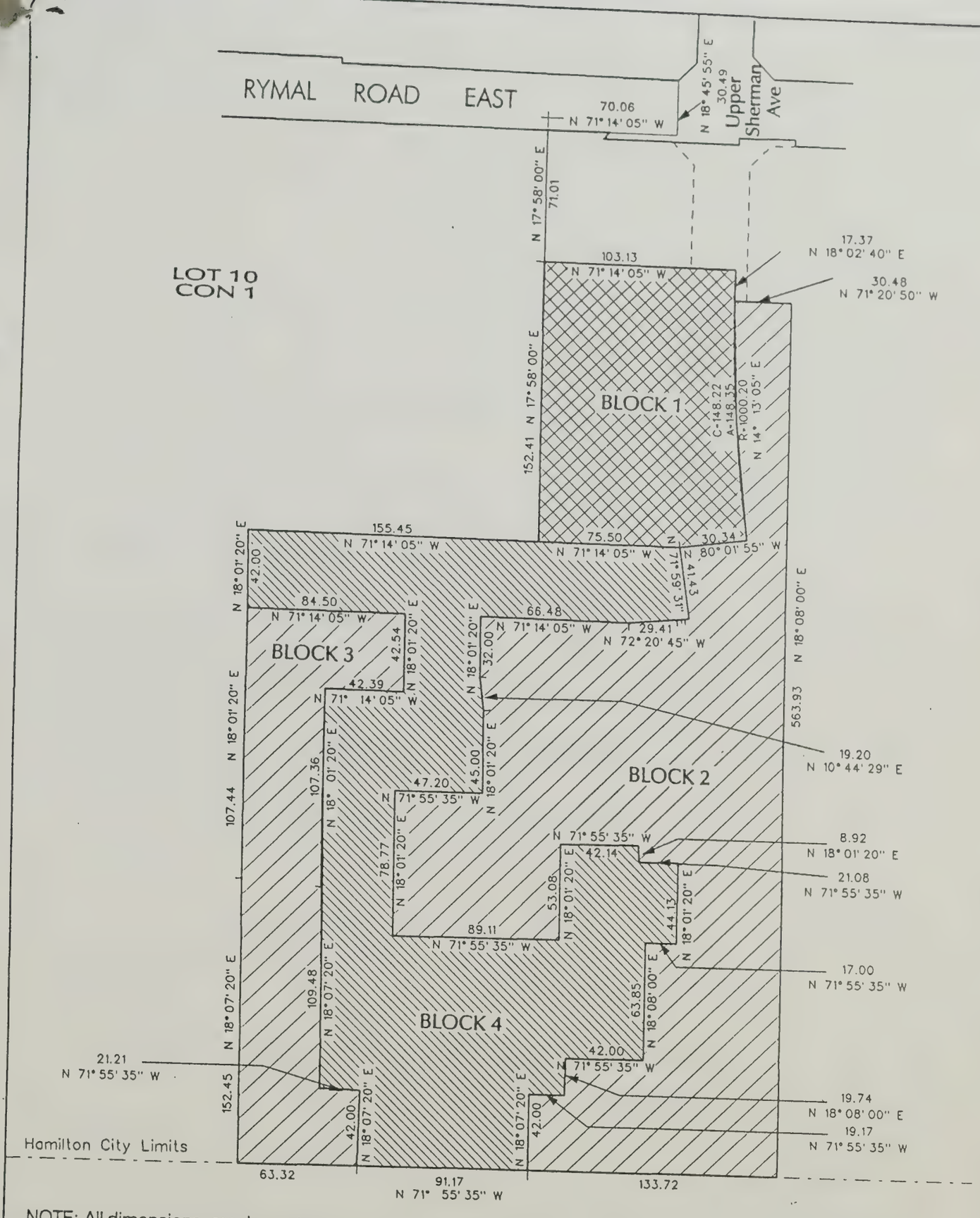
2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *14th* day of *May* A.D. 1996

CITY CLERK

MAYOR

(1995) 22 R.P.D.C. 1(a), November 28
Shermal Developments Inc., Owner
ZAC-94-22



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-.091.
Passed the .14th.. day of ..May....., 1996.

.....
Clerk

.....
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-.091.....
to Amend By-Law No.6593

Planning and Development Department

Legend

Change in zoning from "AA" (Agricultural) District to:

BLK 1 — "RT-20" (Townhouse-Maisonette) District.

BLK 2, BLK 3 — "C" (Urban Protected Residential, etc.) District.

BLK 4 — "R-4" (Small Lot Single-Family Dwellings) District.

North	Scale	Reference File No.
	Not to Scale	ZAC-94-22
	Date	Drawn By
	March 1996	R.L.

Bill No. C-22

The Corporation of the City of Hamilton

BY-LAW NO. 96-092

To Amend:

Zoning By-law No. 6593

Respecting:

THIRD PARTY/BILLBOARD SIGNS

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 3 of the 8th Report of the Planning and Development Committee at its meeting held on the 14th day of May 1996, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to special requirements for third party/billboard signs, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 2.(2)H(vig) of Zoning By-law No. 6593 is amended by adding "/Billboard" after the words "Sign, Third Party" in the title, so it reads as follows:

"Sign, Third Party/Billboard"

2. Section 13.(1)(xva) of Zoning By-law No. 6593 is hereby deleted.

3. Section 13A.(1)(xi) of Zoning By-law No. 6593 is deleted and replaced with the following:

"(xi) A third party/billboard sign in accordance with Section 18.(15)."

4. Section 14.(1)(xvi) of Zoning By-law No. 6593 is deleted and replaced with the following:

"(xvi) A third party/billboard sign in accordance with the requirements of Section 18.(15), a roof sign, an overhanging sign or other sign or notice;"

5. Section 14A.(1)(c) of Zoning By-law No. 6593 is amended by adding the words "business identification sign that is" after the word "no" in the fourth line, so that the clause reads in part as follows:

"(c) As provided in clauses vii, viii, ix, x, xi, xiv, xvi and xvii of subsection 1 of Section 14.

Provided, however, that save as hereinafter in this Section provided, no business identification sign that is a wall sign, roof sign or ground sign shall have..."

6. Section 15.(1)(ii) of Zoning By-law No. 6593 is amended by adding "and a third party/billboard sign" at the end of the clause, so that the entire clause reads as follows:

"(ii) Any commercial use which is permitted in a residential district or other commercial district except a penny arcade and a third party/billboard sign."

7. Section 15A.(1)(xviii)(b) of Zoning By-law No. 6593 is amended by adding "but not including a third party/billboard sign" at the end of the clause, so that the entire clause reads as follows:

"(b) A window sign or an outdoor advertising sign or other sign of the kind known as a wall sign, not overhanging a highway, but not including a third party/billboard sign."

8. Section 16.(1) of Zoning By-law No. 6593 is amended by adding a new clause (ivb) as follows:

"(ivb) A third party/billboard sign in accordance with the provisions of Section 18.(15)."

9. Section 16A.(1)(f) of Zoning By-law No. 6593 is amended by:

(a) deleting the first six lines of clause (f) and replacing them with the following:

"(f) Ground signs, wall signs and roof signs, the advertising matter of which pertains only to the occupancy or use of the lot or building upon which they are erected provided that:"; and

(b) adding a new clause (fa) as follows:

"(fa) A third party/billboard sign in accordance with the provisions of Section 18.(15)."

10. Section 17A.(1)(d) of Zoning By-law No. 6593 is amended by:

(a) deleting the first six lines of clause (d) and replacing them with the following:

"(d) ground signs, wall signs and roof signs, the advertising matter of which pertains only to the occupancy or use of the lot or building upon which they are erected provided that:"; and

(b) adding a new clause (dd) as follows:

"(dd) A third party/billboard sign in accordance with the provisions of Section 18.(15)."

11. Section 18 of Zoning By-law No. 6593 is amended by adding a new subsection (15) as follows:

"Special Requirements for Third Party/Billboard Signs"

"(15) Notwithstanding any other provisions in this By-law, the following provisions shall apply to every third party/billboard sign:

(1) Third party/billboard signs shall be ground signs or wall signs only;

(2) Third party/billboard signs shall be permitted only in: "G-1", "G-2", "H", "HH", "J", "JJ", "K", and "KK" Districts, subject to the following requirements:

(a) a maximum of one third party/billboard sign with up to two faces shall be permitted per property;

(b) third party/billboard signs shall be prohibited on the lands located within Area "A" shown on Schedule "I" to Zoning By-law No. 6593;

(c) a minimum separation distance of 100 metres between each third party/billboard sign shall be provided and maintained;

(d) a third party/billboard sign shall be a minimum of 36 metres from a residential district;

(e) a third party/billboard sign shall have a maximum height of 7.6 metres;

(f) a third party/billboard sign shall have a maximum sign area of 25 square metres per face; and,

(g) no third party/billboard sign shall be illuminated unless the source of the light is steady and suitably shielded to contain the illumination."

12. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

13. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *14th* day of *May* A.D. 1996

CITY CLERK

MAYOR

(1996) 8 R.P.D.C. 3, May 14
City Initiative 96-D

Bill No. C-23

The Corporation of the City of Hamilton

BY-LAW NO. 96-093

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 244 LAKE AVENUE NORTH

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "JJ" (Restricted Light Industrial) District provisions, as contained in Section 16A. of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that:

(a) notwithstanding Section 16A(1) of Zoning By-law No. 6593, a central mail order business with showroom and office and a retail outlet for industrial and agricultural parts, equipment, accessories and related products, shall be permitted;

(b) Section 16A(3)(c) of Zoning By-law No. 6593 shall not apply; and,

(c) a minimum 1.5 m high chain link fence shall be provided and maintained along the northerly 38.5 m of the easterly rear lot line.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "JJ" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1354.

4. Sheet No. E-113 of the District Maps, appended to and forming part of By-law No. 6593, is amended by marking the lands referred to in section 1. of this by-law, S-1354.

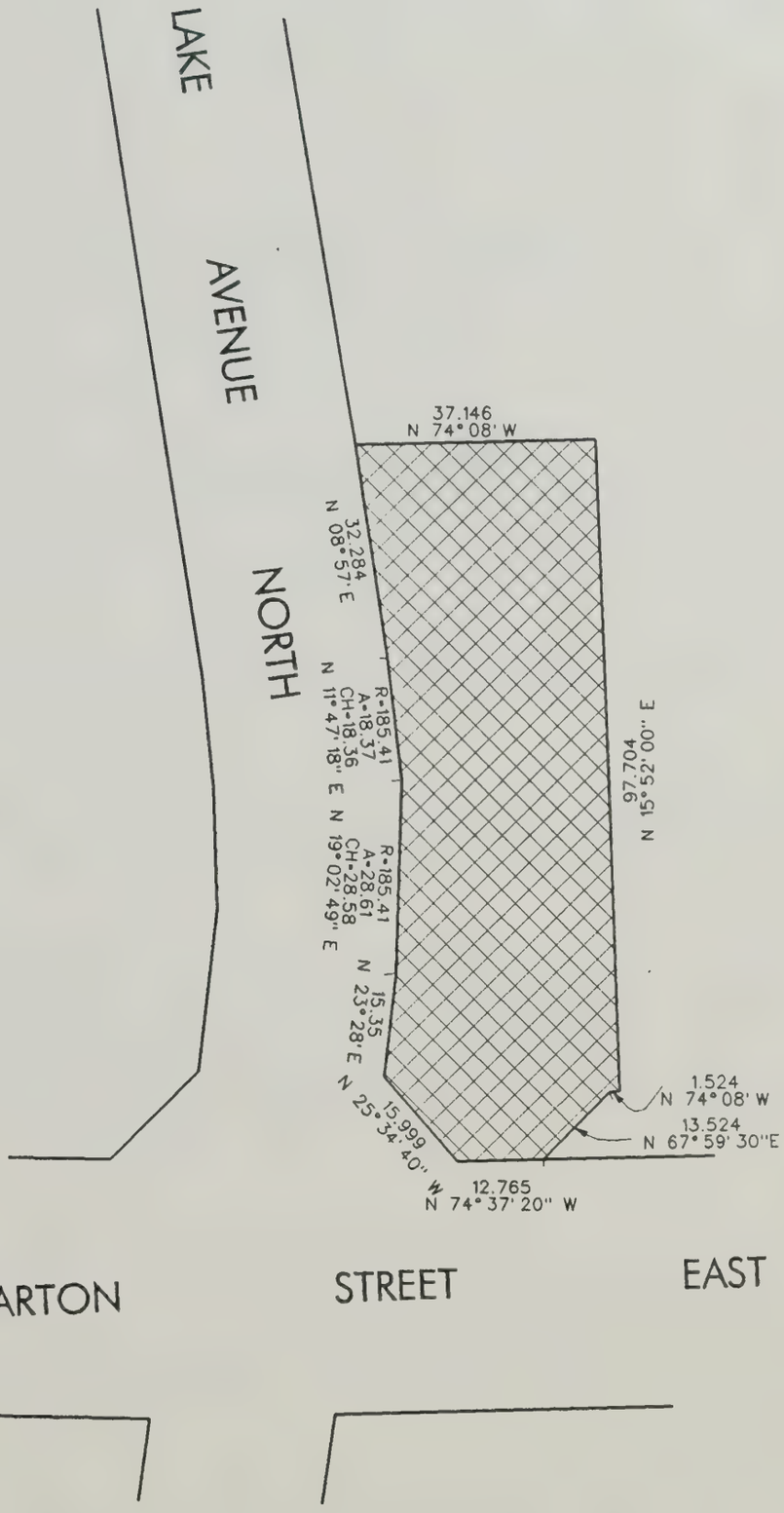
5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *14th* day of *May* A.D. 1996.

CITY CLERK

MAYOR

(1996) 5 R.P.D.C. 2a., March 26
Richter, E.L., owner
ZAR-96-02



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-.093.
Passed the ...14th day of .....May....., 1996.

.....
Clerk

.....
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-.093...
to Amend By-Law No.6593

Planning and Development Department

Legend

Lands to be regulated by
By-Law No. 96- 093

North	Scale	Reference File No.
	Not to Scale	ZAR-96-02
	Date	Drawn By
	April 1996	R.L.

Bill No. C- 24

The Corporation of the City of Hamilton

BY-LAW NO. 96-096

To Amend:

Zoning By-law No. 6593
and To Repeal Zoning By-laws No. 85-200 and 86-103

Respecting:

**LANDS LOCATED AT
MUNICIPAL NOS. 252, 262 and 268 JAMES STREET SOUTH**

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 85-200 on the 24th day of September 1985 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "E-1" District, in respect of the above mentioned lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 19th day of September 1986;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 86-103 on the 11th day of March 1986 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "E-1" District, in respect of the above mentioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 6th Report of the Planning and Development Committee at its meeting held on the 9th day of April 1996, recommended that Zoning By-law No. 6593 be further amended to establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law, and that Zoning By-law Nos. 85-200 and 86-103 be repealed in their entirety;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 9th Report of the Planning and Development Committee at its meeting held on the 28th day of May 1996, recommended a further modification in zoning for the above-mentioned lands as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 85-200 and By-law No. 86-103 are hereby repealed in their entirety.

2. The "**E-1**" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11A of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 11A(1) of Zoning By-law No. 6593, the following residential and commercial uses and any combination thereof, shall be permitted in the buildings existing on the day of the passing of this by-law except as provided in clause (b):

(i) **Commercial Uses:**

1. General Offices; Medical Offices;

(ii) **Residential Uses:**

1. Multiple dwellings;

(b) **Commercial Uses** comprised of medical offices, the aggregate floor area of which shall not exceed 50% of the total gross floor area of the building including the basement or cellar;

(c) no part of the land abutting James Street South shall be used for vehicle access to or from James Street South;

(d) no part of the yard adjacent to James Street South shall be used for parking of vehicles;

(e) notwithstanding Table 1 of Section 18A of Zoning By-law No. 6593, a minimum of 24 parking spaces shall be provided and maintained, as follows:

(i) a minimum of 13 parking spaces shall be provided and maintained on Block 1;

(ii) a minimum of 6 parking spaces shall be provided and maintained on Block 2;

(iii) a minimum of 5 parking spaces shall be provided and maintained on Block 3;

(f) notwithstanding Section 18A(7) of Zoning By-law No. 6593, not more than three (3) of the parking spaces on Block 1 and four (4) of the parking spaces on Block 2 shall be permitted to have dimensions not less than 2.7 m wide and 5.0 m long;

(g) notwithstanding Tables 3, 4 and 5 of Section 18A of Zoning By-law No. 6593, no loading space shall be required;

(h) Sections 18A(11), 18A(12)(a) and 18A(26) of Zoning By-law No. 6593 shall not apply;

(i) the southerly driveway access for the parking area along the westerly property line of Block 3 adjacent to Markland Street shall not be used for any purpose other than an entrance from Markland Street;

(j) the northerly driveway access for the parking area along the westerly property line of Block 1 adjacent to Herkimer Street shall not be used for any purpose other than an exit to Herkimer Street; and

(k) notwithstanding Section 11A.(3)(ii)(b) of Zoning By-law No. 6593, the existing buildings shall provide and maintain side yards, as follows:

(i) a 0.45 m side yard shall be provided and maintained for the north lot line of Block 2;

(ii) no side yard shall be provided and maintained for the north lot line of Block 3.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E-1" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1356.

5. Sheet No. W-6 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1356.

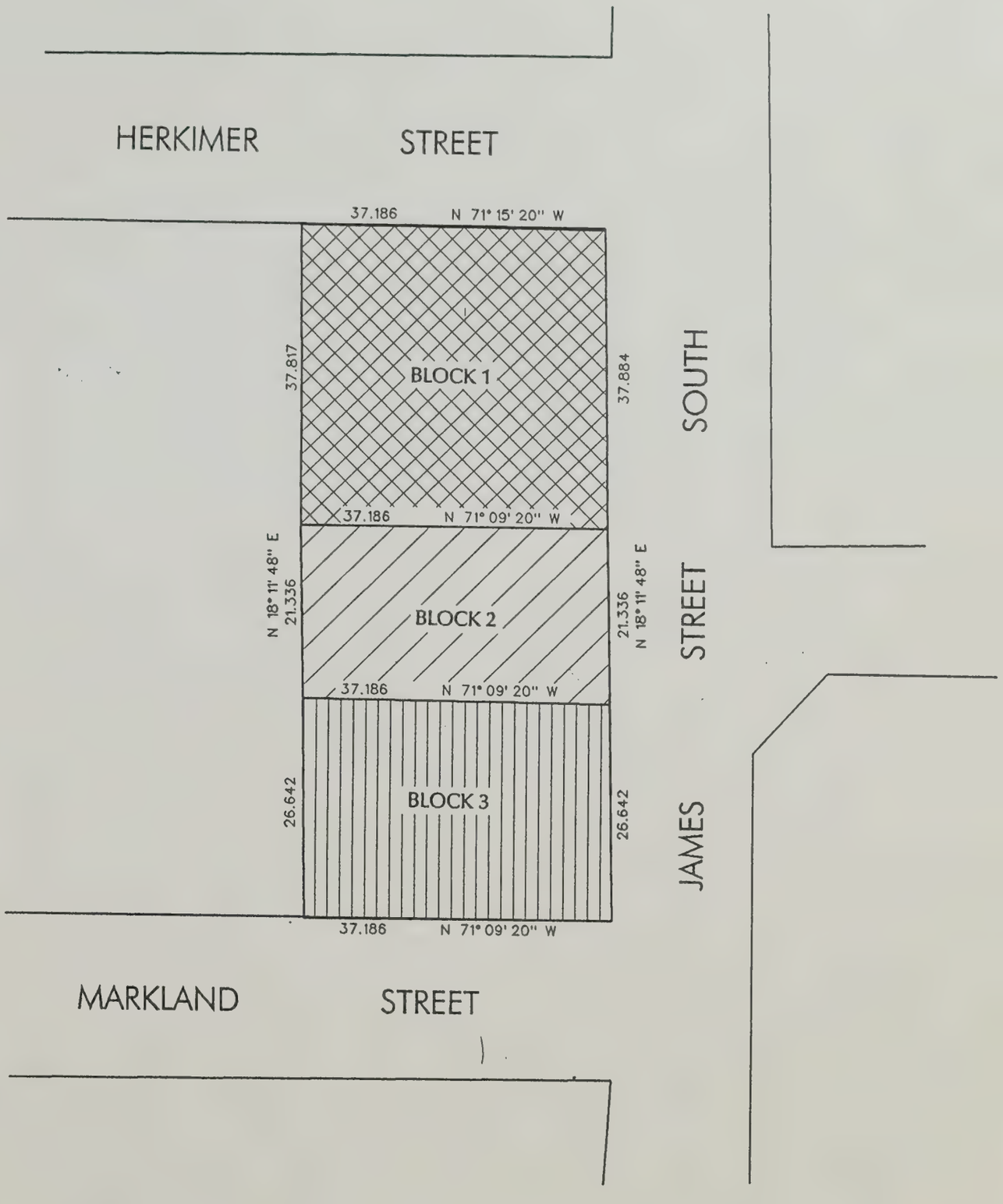
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *28th* day of *May* A.D. 1996

CITY CLERK

MAYOR

(1996) 6 R.P.D.C. 2, April 9
(1996) 9 R.P.D.C. 2, May 28
867065 Ontario Inc. (M. Presta), Owner
Amended ZAC-95-34



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-096
Passed the 28th day of May, 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-096
to Amend By-Law No.6593

Planning and Development Department

Legend

BLK 1	"E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District Modified.
BLK 2	"E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District Modified.
BLK 3	"E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District Modified.

North	Scale Not to Scale	Reference File No. ZAC-95-34
	Date May 1996	Drawn By R.L.

Bill No. C- 25

The Corporation of the City of Hamilton

BY-LAW NO. 96- 108

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 475 MAIN STREET EAST AND 46 GRANT AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-13 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

   (a) by changing from "H" (Community Shopping and Commercial, etc.) District to "DE-3" (Multiple Dwellings) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The DE-3 (Multiple Dwellings) District provisions, as contained in Section 10C of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

   (a) notwithstanding Section 10C.(1) of Zoning By-law No. 6593, the following uses shall be permitted on Block "1":

      (i) a senior citizens multiple dwelling containing a maximum of seventy-eight (78) "housekeeping dwelling units" only within the existing building;

      (ii) a dining room only in conjunction with a senior citizens multiple dwelling;

      (iii) a hair salon only in conjunction with a senior citizens multiple dwelling;

(b) Section 10C.(3) of Zoning By-law No. 6593 shall not apply to the existing building on Block "1";

(c) notwithstanding Section 10C.(5) of Zoning By-law No. 6593, the gross floor area of the senior citizens multiple dwelling shall not exceed 4480.0 m^2 (48,223.89 S.F.) on Block "1";

(d) an amenity area having a minimum gross floor area of 518.0 m^2 (5,575.88 S.F.) including, but not limited to, a library, chapel, games room, bar and lounges, shall be provided and maintained for the senior citizens multiple dwelling within the existing building;

(e) Section 18.(4)(iv) of Zoning By-law No. 6593 shall not apply;

(f) notwithstanding Table 1 of Section 18A. of Zoning By-law No. 6593, a minimum of 26 parking spaces shall be required for a senior citizens multiple dwelling containing not more than seventy-eight (78) "housekeeping dwelling units", as follows:

(1) a minimum of ten (10) parking spaces shall be provided and maintained on Block "1";

(2) a minimum of sixteen (16) parking spaces shall be provided and maintained on Block "2";

(g) notwithstanding Section 18A.(9) of Zoning By-law No. 6593, sixteen (16) of the required parking spaces for the seniors multiple dwelling shall be provided and maintained on the lot located at No. 46 Grant Avenue (Block "2");

(h) notwithstanding Section 18A.(1)(C) of Zoning By-law No. 6593, one (1) loading space at 3.7 m x 9.0 m x 4.3 m shall be provided and maintained for the senior citizens multiple dwelling on Block "1";

(i) for the purposes of this By-law, a senior citizens multiple dwelling means a multiple dwelling within which all residents are at least 60 years of age or older.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE-3" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1360.

5. Sheet No. E-13 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1360.

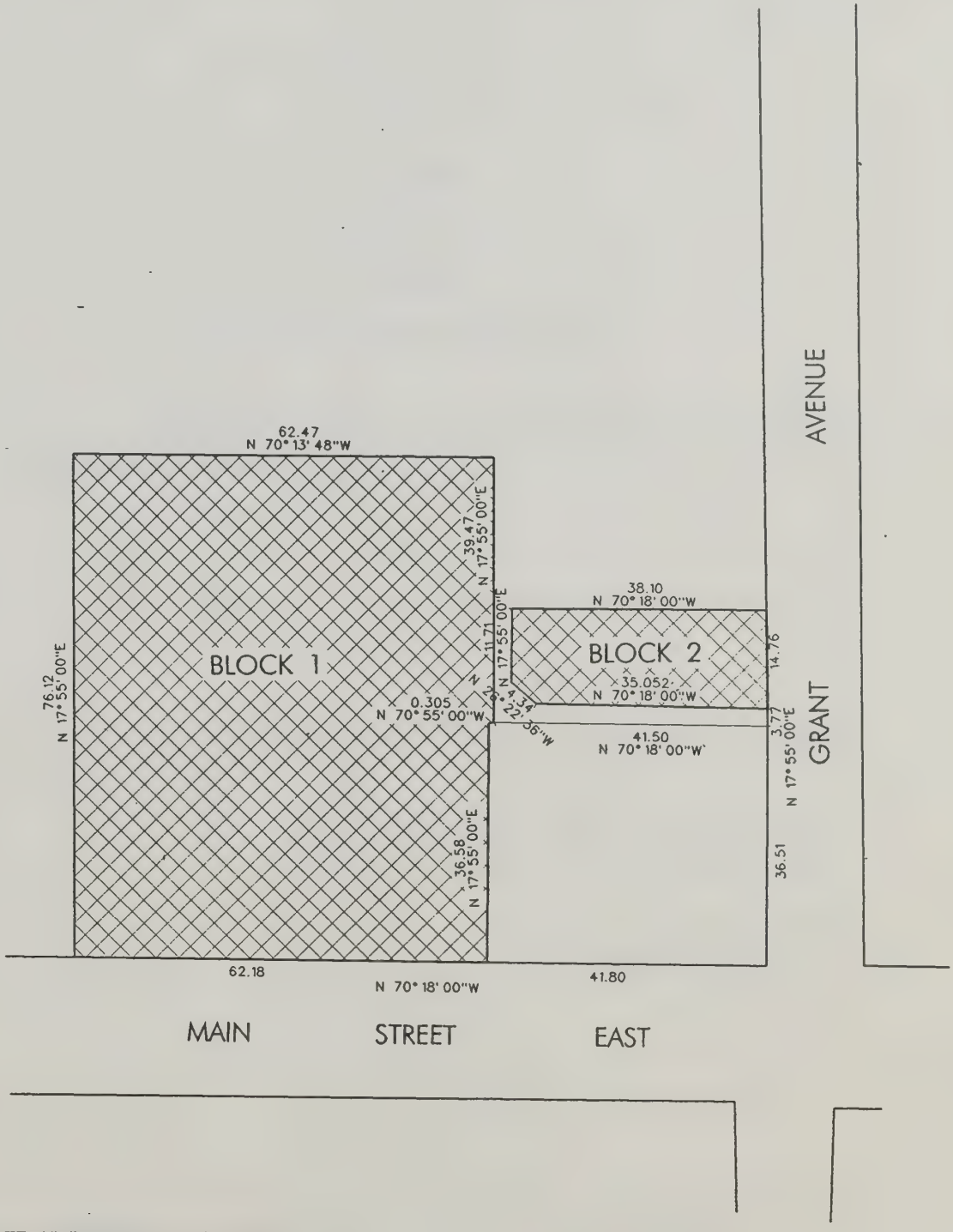
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *25th* day of *June* A.D. 1996

CITY CLERK

MAYOR

(1996) 9 R.P.D.C., 1, May 28
The Pica Group Inc., Owner
Amended ZAC-96-03



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-...108
Passed the ....25thday of .....June....., 1996.

.....
Clerk

.....
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-...108...
to Amend By-Law No. 6593

Planning and Development Department

Legend

Blocks "1" & "2"– from: "H" (Community Shopping and Commercial, etc.) District to: "DE-3"(Multiple Dwellings) District – Modified.

North	Scale	Reference File No.
	Not to Scale	ZAC-96-03
	Date	Drawn By
	June 1996	RI

The Corporation of the City of Hamilton

BY-LAW NO. 96-109

To Amend:

Zoning By-law No. 6593

Respecting:

WESTDALE SOUTH NEIGHBOURHOOD

WHEREAS it is intended to establish special requirements under Section 19B of By-law No. 6593 passed on the 25th day of July 1950, and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The District provisions as contained in Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) (i) no building or structure shall have a gross floor area greater than the area within the district of the lot on which it is situated, multiplied by the floor area ratio factor of 0.45;

(ii) notwithstanding Section 2.(2)J.(viiia) of Zoning By-law No. 6593, "Gross Floor Area" is the aggregate of the areas of the building or structure, including the basement or cellar, but shall not include:

a) an attached garage;
b) a detached garage; and,
c) the floor occupied by heating, air conditioning and laundry equipment;

(iii) for the purpose of determining gross floor area for any portion of the dwelling where the ceiling height exceeds 4.6 metres, that portion of the dwelling shall be multiplied by 1.9;

(iv) in addition to the requirements of Section 18A, where a dwelling is constructed with an attached garage, then the finished level of the garage floor shall be a minimum of 0.3 metres above grade;

(v) notwithstanding Section 9.(2) of Zoning By-law No. 6593, no building or structure shall exceed 2 storeys and 9.0 metres in height; and,

(vi) Section 18(2)(i) of Zoning By-law No. 6593 shall not apply to the Westdale South Neighbourhood;

(b) in addition to the requirements of Section 10. of Zoning By-law No. 6593, a single family dwelling is permitted subject to the provisions of Section 1.(a) of this by-law;

(c) in addition to the requirements of Section 11. of Zoning By-law No. 6593, a single family dwelling is permitted subject to the provisions of Section 1.(a) of this by-law;

(d) in addition to the requirements of Section 13. of Zoning By-law 6593, a single family dwelling is permitted subject to the provisions of Section 1.(a) of this by-law;

(e) in addition to the requirements of Section 14. of Zoning By-law No. 6593, a single family dwelling is permitted subject to the provisions of Section 1.(a) of this by-law.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C", "D", "E", "G" and "H" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1361.

4. Sheets No. W-22, W-23, W-32, W-33, W-34, W-39 and W-40 of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1361.

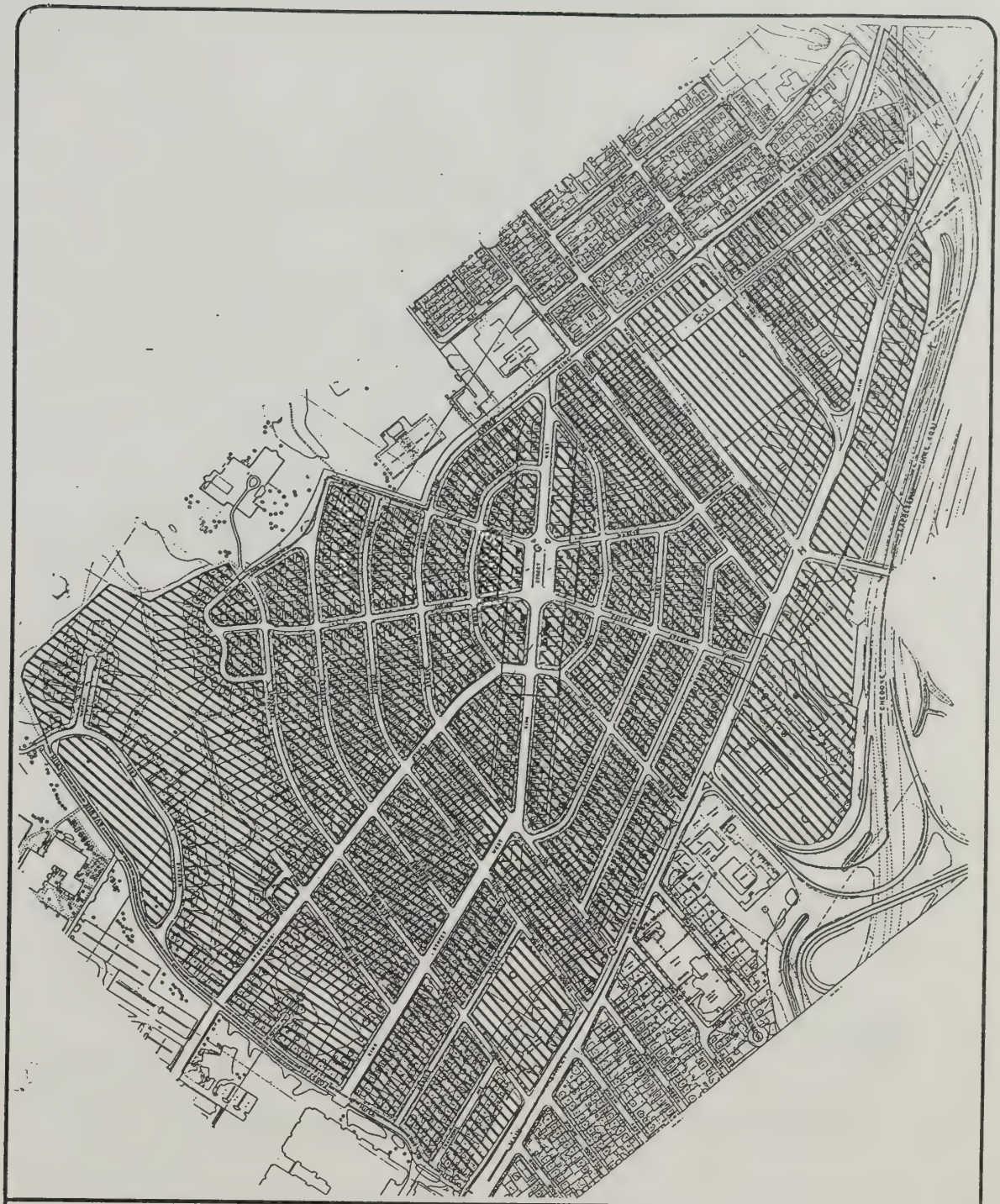
5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 25th day of June A.D. 1996

CITY CLERK

MAYOR

(1996) 10 R.P.D.C. 5, June 25
City Initiative 96-E



This is Schedule "A" to By-Law No. 96-109
Passed the 25th day of June , 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-109
to Amend By-Law No. 6593

Planning and Development Department

Legend

Lands to be regulated by
By-Law No. 96-109

North	Scale	Reference File No.
	Not to Scale	CI-96-E
	Date	Drawn By
	june 1996	R L

Bill No. C- 27

The Corporation of the City of Hamilton

BY-LAW NO. 96- 110

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 85 ROBINSON STREET

WHEREAS it is intended to establish special requirements under Section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 88-261 on the 8th day of November 1988 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "E" District, in respect of the land located at Municipal No. 85 Robinson Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Ontario Municipal Board by its Memorandum of Oral Decision (Files No. C940123, C940124, Z 940041), dated the 16th day of January 1995, directed that By-law No. 88-261 be amended as hereinafter provided;

AND WHEREAS the Council of The Corporation of the City of Hamilton intends to permit two mutually exclusive development options in respect of the land located at Municipal No. 85 Robinson Street, in addition to the "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions of Zoning By-law No. 6593;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended as set out below such that the lands might be developed by way of one of two distinct options and not a hybrid of the two. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions will also continue to be applicable to the lands notwithstanding the two options noted herein.

OPTION NO. 1

2. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further amended, to the extent only of the special requirements that,

(a) notwithstanding Section 2.(2)A.(xiiaa) of By-law No. 6593, a residential care facility shall be permitted in the same building as the multiple dwelling;

(b) notwithstanding Section 2.(2)J.(xb) of By-law No. 6593, a pedestrian entranceway to underground parking shall be permitted within the landscaped area required under Section 18A.(12) of By-law No. 6593;

(c) Section 4.(3)(a) of By-law No. 6593 shall not apply;

(d) notwithstanding Section 11.(1)(iii) of By-law No. 6593, the multiple dwelling shall provide not more than 110 dwelling units;

(e) notwithstanding Section 11.(1)(iiib) of By-law No. 6593, the residential care facility shall accommodate not more than 162 residents, all of whom shall be not less than 60 years of age;

(f) notwithstanding Section 11.(1)(viii) of By-law No. 6593, continued use of the private club is permitted only within the building or any portion thereof existing at the date of the passing of this by-law;

(g) notwithstanding Section 11.(3)(ii)(b) of By-law No. 6593, a side yard of not less than 8.0 m in width shall be provided and maintained along the westerly side lot line within 33.4 m of Robinson Street;

(h) notwithstanding Section 11.(3)(iii)(b) of By-law No. 6593, a rear yard of not less than 8.0 m in depth shall be provided and maintained along Charlton Avenue;

(i) notwithstanding Section 11.(5) of By-law No. 6593, a gross floor area of not more than 22,130.0 m^2 shall be permitted;

(j) Section 11.(7) of By-law No. 6593 shall not apply;

(k) notwithstanding Section 18.(3)(vi)(b)(i) of By-law No. 6593, a canopy may project not more than 2.5 m into the required front yard;

(l) notwithstanding Section 18.(3)(vi)(cc)(i) of By-law No. 6593, a balcony may project not more than 1.4 m into the required front yard;

(m) notwithstanding Section 18A.(1)(a) of By-law No. 6593, not less than 173 parking spaces shall be provided and maintained;

(n) notwithstanding Section 18A.(11)(a) and 18A.(12)(b) of By-law No. 6593, the boundary of the loading space shall be fixed not less than 0.4 m from the boundary of the adjoining residential district.

<u>OPTION NO. 2</u>

3. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on plans hereto annexed as Schedule "B" and Schedule "C", are further amended to the extent only of the special requirements that,

(a) notwithstanding Sections 11(2), 11(3), 18(3), and 18(8) of By-law No. 6593, the maximum building heights above grade, minimum yards and minimum building distance separations shall be provided and maintained in accordance with the attached Schedule "C". Above grade buildings shall be located wholly within the areas outlined by the heavy building envelope lines as is shown on Schedule "C". Building envelopes shall be variable to the maximum distances shown on Schedule "C" provided that the minimum setbacks shown on Schedule "C" are met. Minimum setbacks shall not be compromised by maximized building envelopes;

(b) notwithstanding Section 11(3) of By-law No. 6593 and Section 3(a) of this by-law, the following setbacks are required for any building within Block 1:

(i) from Block 2 - minimum 0.05 metres,
(ii) from Block 3 - minimum 14.0 metres,

as shown on Schedule "C";

(c) notwithstanding Section 11(3) of By-law No. 6593 and Section 3(a) of this by-law, the following setbacks are required for any building within Block 2:

(i) from Block 1 - minimum 12.0 metres,
(ii) from Block 3 - minimum 1.0 metres,

as shown on Schedule "C";

(d) notwithstanding Section 11(3) of By-law No. 6593 and Section 3(a) of this by-law, the following setbacks are required for any building within Block 3:

(i) from Block 1 - minimum 4.8 metres,
(ii) from Block 2 - minimum 6.0 metres,

as shown on Schedule "C";

(e) notwithstanding Section 18(3)(vi)(cc) of By-law No. 6593, balcony projections for all yards are not to exceed 1.5 m, including enclosed balconies;

(f) notwithstanding Section 11(5) of By-law No. 6593, the following provisions apply:

(i) a maximum gross floor area of 2.25 times the lot area of Blocks 1, 2 and 3 as shown on Schedule "B" shall be permitted;

(ii) a maximum of 200 dwellings units shall be permitted on Blocks 1 and 2 combined;

(iii) a maximum gross floor area of 2,545 m^2 (27,395 $feet^2$) shall be permitted on Block 3, provided that the maximum gross floor area ratio for the entire site (Blocks 1, 2 and 3) does not exceed 2.25 times lot area;

all in accordance with the attached Schedule "C",

(g) amenity area shall be provided and maintained on the following basis:

(i) Block 1 - minimum of 371.6 m^2 (4,000 $feet^2$); and

(ii) Block 2 - minimum of 278.7 m^2 (3,000 $feet^2$);

(h) the required amenity area noted in (h) above will not be calculated as part of the gross floor area ratio of 2.25 up to maximums as follows:

(i) Block 1 - amenity area to a maximum of 371.6 m^2 (4,000 $feet^2$); and

(ii) Block 2 - amenity area to a maximum of 287.7 m^2 (3,000 $feet^2$);

(i) where balconies are enclosed, the resultant increase in gross floor area will not be calculated as part of the gross floor area ratio of 2.25 as follows:

(i) Block 1 - to a maximum of 836.1 m^2 (9,000 $feet^2$); and

(ii) Block 2 - to a maximum of 696.75 m^2 (7,500 $feet^2$);

(j) for the purposes of Option No. 2, "amenity space" shall be defined as: "an area on the same lot accessory to a residential use, including communal areas such as swimming pools, lounges and recreation areas, but does not include landscaping, patios and balconies";

(k) notwithstanding Section 11(1) of By-law No. 6593, townhouses, street townhouses or maisonettes shall be permitted on Block 3;

(l) notwithstanding Section 11(1)(viii) of By-law No. 6593, and Sections 3(a) to 3(k) of this by-law, the continued use of the private club is permitted only within the building or any portion thereof existing at the date of the passing of this by-law;

(m) notwithstanding Section 18A of By-law No. 6593, required parking for Block 3 may be provided and maintained on Blocks 1 and 2, subject to the registration on title of irrevocable site plan agreements for each of Blocks 1, 2 and 3 between the respective owner(s) of Blocks 1, 2 and 3 and the City. In the event that required parking for Block 3 is not being provided and maintained by such a site plan agreement, parking for Block 3 must be provided and maintained on Block 3;

(n) notwithstanding Section 18A of By-law No. 6593, required parking, access driveways, and manoeuvring space for Block 1 and Block 2 may be provided and maintained on both Block 1 and Block 2, subject to the registration on title of irrevocable site plan agreements for each of Blocks 1 and 2 between the respective owner(s) of Blocks 1 and 2 and the City. In the event that required parking, access driveways, and manoeuvring space for each of Blocks 1 and 2 is not being provided and maintained by such site plan agreements, required parking, access driveways and manoeuvring space for each of Blocks 1 and 2 must be provided and maintained on Block 1 and Block 2, respectively;

(o) notwithstanding Section 18A of By-law No. 6593, one loading space measuring 3.7 metres by 9.0 metres shall be provided and maintained on each of Block 1 and Block 2.

4. Where the land is developed in accordance with Option No. 1, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E" District provisions, subject to the special requirements referred to in Section 2.

5. Where the land is developed in accordance with Option No. 2, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E" District provisions, subject to the special requirements referred to in Section 3 of this by-law.

6. By-law No. 6593 is amended by adding this by-law to Section 19B as Schedule S-1343.

7. Sheet No. W-5 of the District Maps is amended by marking the lands referred to in Sections 2 and 3 of this by-law, S-1343.

8. By-law No. 88-261 is hereby repealed in its entirety.

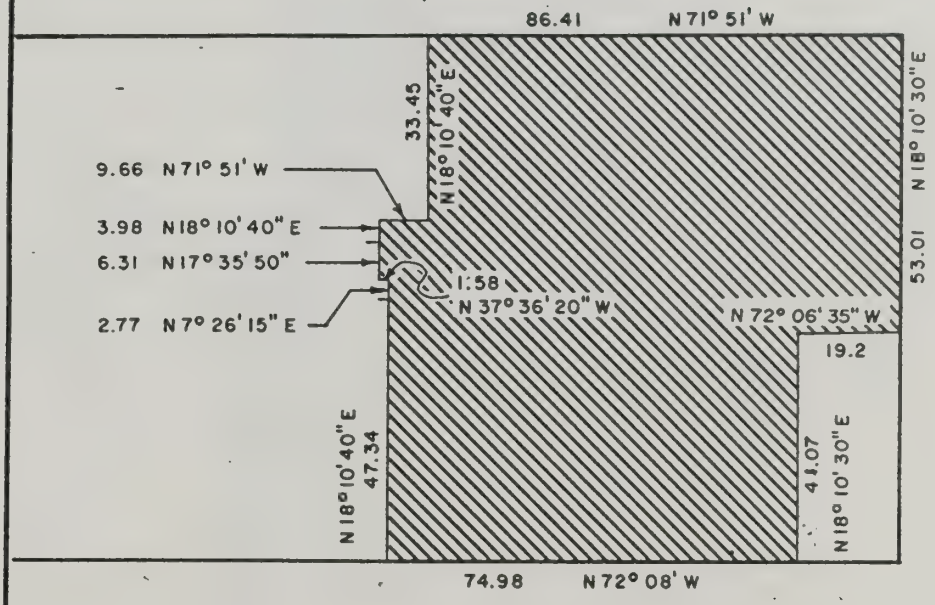
PASSED this *25th* day of *June* A.D. 1996

CITY CLERK

MAYOR

(1995) 4 R.P.D.C. 1, January 10
Latco (1986) Developments Limited, Owner
ZAC-93-17

ROBINSON STREET



PARK STREET SOUTH

CHARLTON AVENUE

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-110
Passed the 25th day of June , 1996.

Clerk

Mayor

City of Hamilton

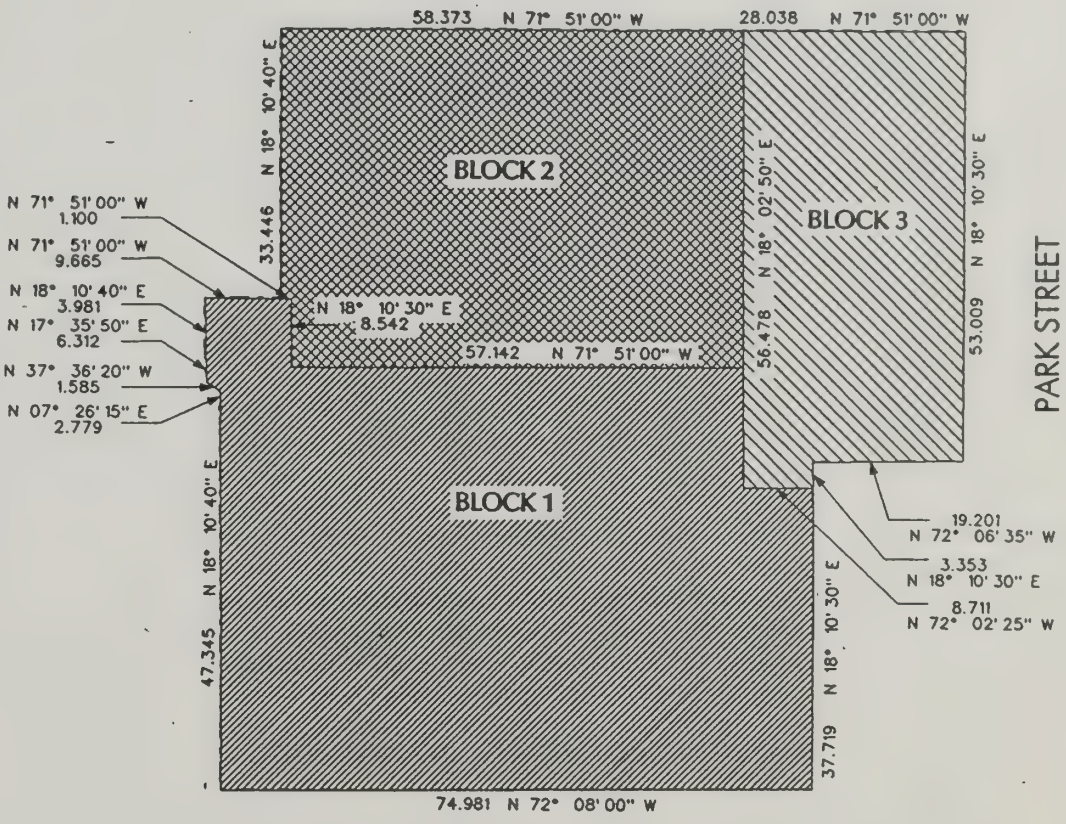
Schedule A

Map Forming Part of
By-Law No. 96-110
to Amend By-Law No. 6593

Legend

Lands to be regulated by
By-Law No. 96-110

North	Scale	Reference File No.
	Not to Scale	ZAC-93-17
	Date	Drawn By
	FEB. 1996.	Z.K.



NOTE: All dimensions are in metres

This is Schedule "B" to By-Law No. 96-110
Passed the 25th day of June, 1996.

Clerk

Mayor

City of Hamilton

Schedule B

Map Forming Part of
By-Law No. 96-110
to Amend By-Law No.6593

Planning and Development Department

Legend

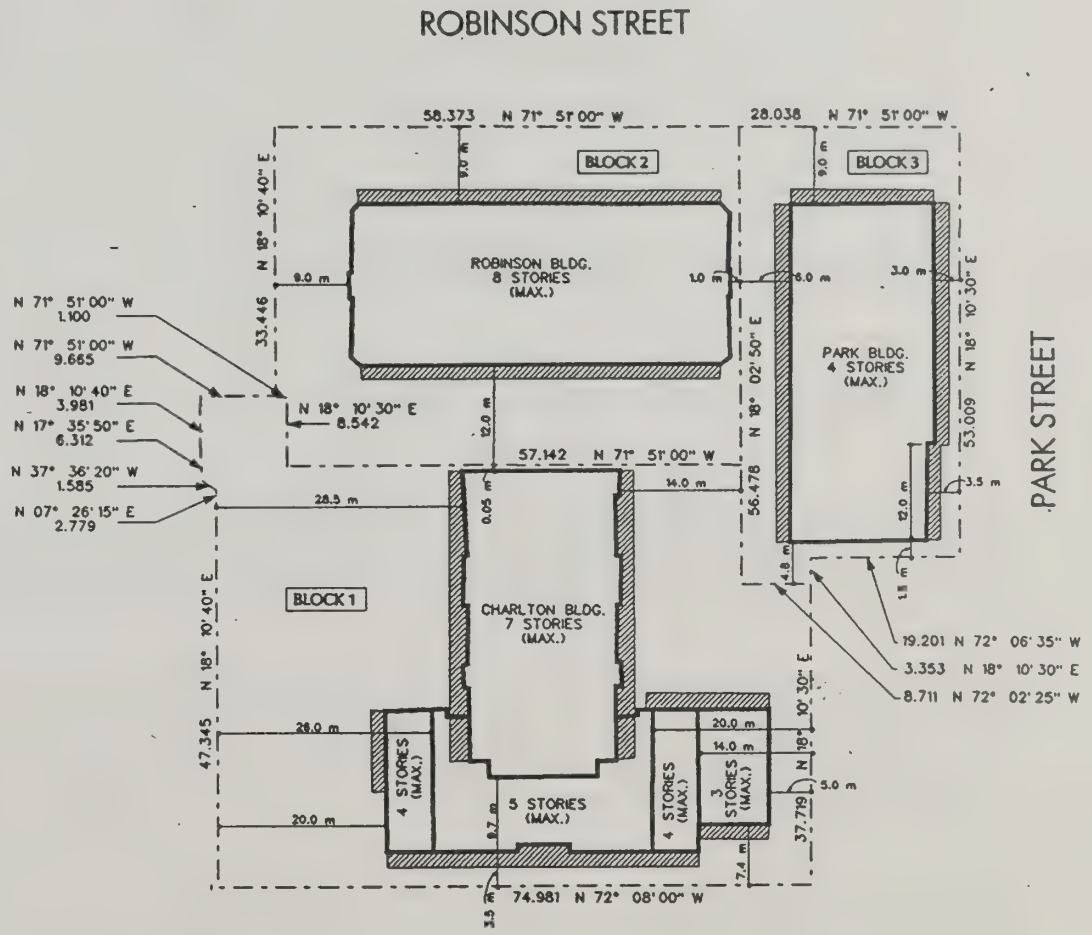
BLK. 1

BLK. 2

BLK. 3

Lands to be regulated by
By-Law No. 96-110

North	Scale	Reference File No.
	Not to Scale	ZAC-93-17
	Date	Drawn By
	FEB. 1996	R.L.



NOTE: All dimensions are in metres

This is Schedule "C" to By-Law No. 96-110
Passed the 25th day of June, 1996.

Clerk

Mayor

City of Hamilton

Schedule C

Map Forming Part of
By-Law No. 96-110
to Amend By-Law No.6593

Planning and Development Department

Legend

BUILDING ENVELOPES

BALCONIES /SUNROOMS

North	Scale	Reference File No.
	Not to Scale	ZAC-93-17
	Date	Drawn By
	FEB. 1996	R.L.

Bill No. C- 29

The Corporation of the City of Hamilton

BY-LAW NO. 96- 112

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 80-278, 82-225 and 90-272

Respecting:

LAND LOCATED AT MUNICIPAL NOS. 39-41 DEVONPORT STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 80-278 on the 28th day of October 1980 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "L-mr" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 82-225 on the 12th day of October 1982 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "L-mr" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-272 on the 25th day of September 1990 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "L-mr" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 4th Report of the Planning and Development Committee at its meeting held on the 12th day of March 1996, recommended that Zoning By-law No. 6593, as amended by By-laws No. 80-278, 82-225 and 90-272, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The **"L-mr"** (Planned Development - Multiple Residential) District provisions, as contained in Section 17B of Zoning By-law No. 6593, as amended by By-laws No. 80-278, 82-225 and 90-272, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

(a) in accordance with Section 39 of the Planning Act, R.S.O. 1990, the temporary use of the lands for the parking of motor vehicles, accessory to the use of the land at No. 505 York Boulevard, for a period not exceeding three years from the day of the passing of this by-law, shall be permitted.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "L-mr" District provisions, subject to the special requirement referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-717c.

4. Sheet No. W-11 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-717c.

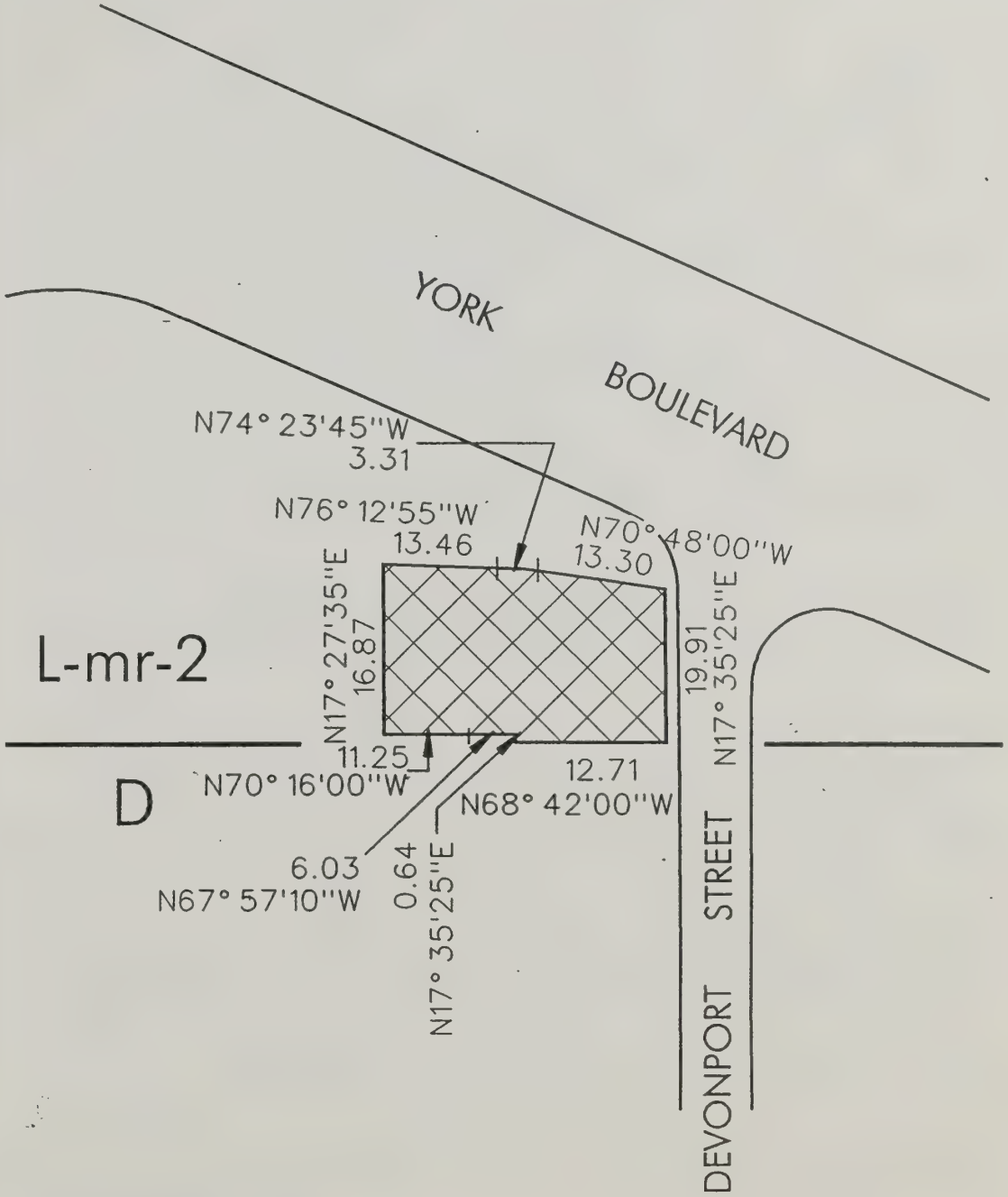
5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *25th* day of *June* A.D. 1996

CITY CLERK

MAYOR

(1996) 4 R.P.D.C. 1, March 12
Metropolitan Hamilton Real Estate Board, Owner
ZAR-95-31



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-112
Passed the 25th day of June, 1996.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 96-112

to Amend By-Law No. 6593

Planning and Development Department

Legend

Lands to be regulated by By-Law No. 96-112

North	Scale	Reference File No.
	NOT TO SCALE	ZAR-95-31
	Date	Drawn By
	June 1996	W. B.

Bill No. C- *30*

The Corporation of the City of Hamilton

BY-LAW NO. 96- *113*

To Amend:

Zoning By-law No. 6593
and To Repeal Zoning By-law No. 91-207

Respecting:

LAND LOCATED AT THE SOUTH-WEST CORNER OF CHEDMAC DRIVE AND RICE AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 91-207 on the 29th day of October 1991 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "DE" District, in respect of the lands located on the west side of Rice Avenue, South of Chedmac Drive, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the Seventh Report of the Planning and Development Committee at its meeting held on the 30th day of April 1996, recommended that Zoning By-law No. 6593 be amended as hereinafter provided, and that By-law No. 91-207 be repealed in its entirety;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 91-207 is hereby repealed in its entirety.

2. Sheet No. W-37 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "**AA**" (Agricultural) District to "**DE**" (Low Density Multiple Dwellings) District, the land comprised in Block 1; and

(b) by changing from "**AA**" (Agricultural) District to "**DE**"-'**H**' (Low Density Multiple Dwellings - Holding) District, the land comprised in Block 2,

the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A".

3. (a) The 'H' symbol referred to in section 2(b) shall be removed conditional upon the applicant completing a noise study, and any required works, to the satisfaction of the Ministry of Environment and Energy.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 2(b) may at such time proceed in accordance with the "DE" District provisions, subject to the special requirements referred to in section 4 of this by-law.

4. The "DE" (Low Density Multiple Dwellings) District provisions, as contained in Section 10A of Zoning By-law No. 6593, applicable to the lands referred to in section 2 are amended to the extent only of the special requirements that,

(a) notwithstanding Section 10A(1) of Zoning By-law No. 6593, a maximum of forty-one (41) townhouse units shall be permitted on Block 1, and a maximum of forty (40) townhouse units shall be permitted on Block 2, subject to the "RT-20" (Townhouse - Maisonette) District provisions of Section 10E;

(b) notwithstanding Section 10E(3) of Zoning By-law No. 6593, no building or structure shall exceed one and a half (1-1/2) storeys and 9.5 m (31.16 feet) in height on Blocks 1 and 2.

5. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE" District provisions, subject to the special requirements referred to in section 4.

6. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1357.

7. Sheet No. W-37 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1357.

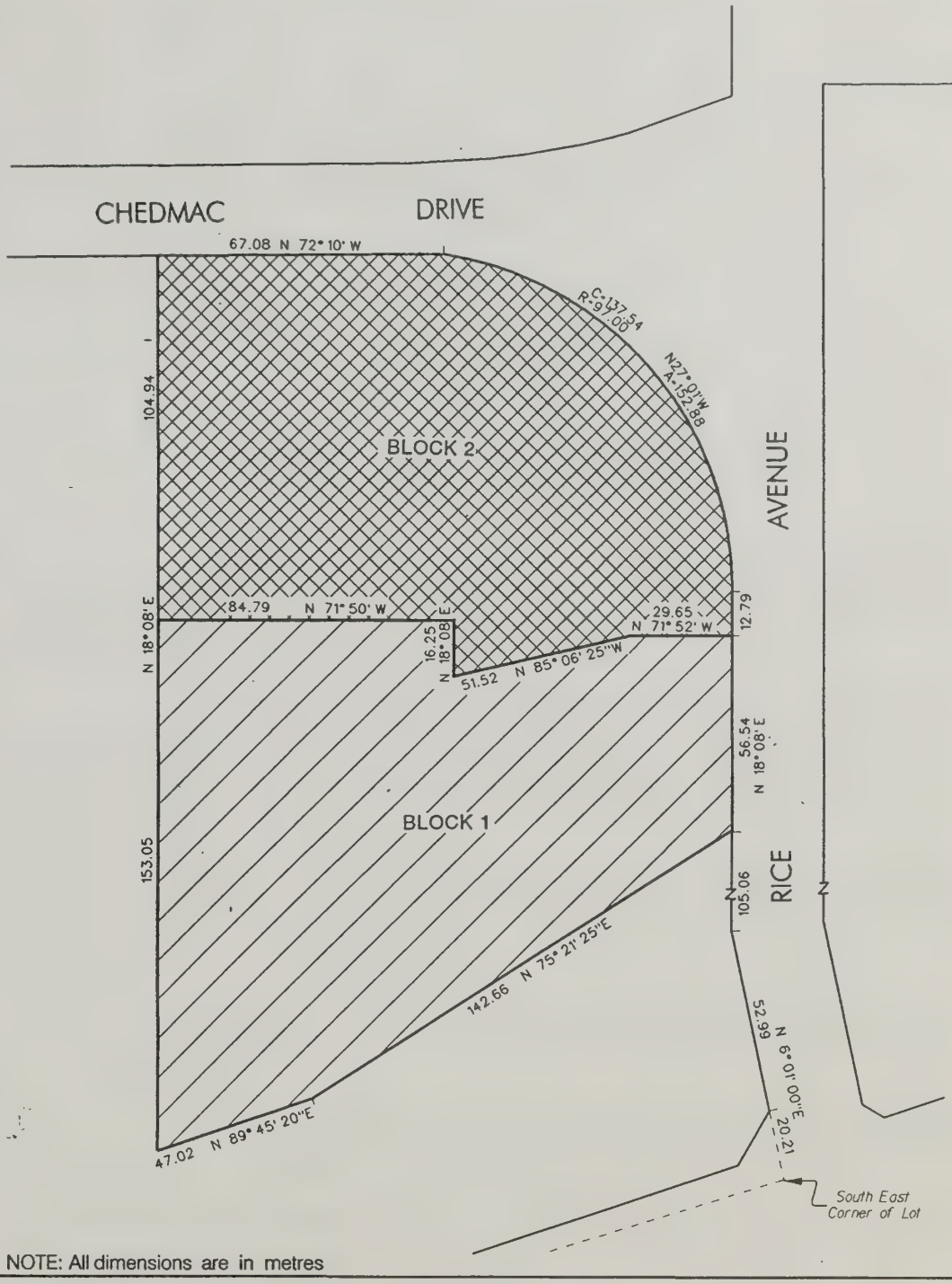
8. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *25th* day of *June* A.D. 1996

CITY CLERK

MAYOR

(1996) 7 R.P.D.C. 1, April 30
Micor Developments Inc., Prospective Owner
ZAR-95-21



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-..113
Passed the ..25th day of .....June....., 1996.

.....
Clerk

.....
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-..113..
to Amend By-Law No.6593

Planning and Development Department

Legend

BLOCK 1 — Changes in zoning from "AA" (Agricultural) District to "DE" (Low Density Multiple Dwellings) District, Modified.

BLOCK 2 — Changes in zoning from "AA" (Agricultural) District to "DE"-"H" (Low Density Multiple Dwellings – Holding) District, Modified.

North	Scale	Reference File No.
	Not to Scale	ZAR-95-21
	Date	Drawn By
	JUNE 1996	R.L.

The Corporation of the City of Hamilton

BY-LAW NO. 96- 114

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 775 and 779 UPPER WENTWORTH STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 133, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-27 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

   (a) by changing from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "HH" (Restricted Community Shopping and Commercial) District

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "HH" (Restricted Community Shopping and Commercial) District provisions, as contained in Section 14A of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

   (a) notwithstanding Section 14A.(1) of Zoning By-law No. 6593, only the following uses shall be permitted and only within the existing building:

      (i) a bank or financial institution; and,

      (ii) a day nursery; and,

      (iii) a business or professional person's office, excluding medical and dental; and,

      (iv) a photographer's or artist's studio; and,

(v) an art gallery; and,

(vi) a business identification sign that is a wall sign of an occupancy or use, that complies with the following requirements:

(1) no sign shall exceed 2.0 metres in height;

(2) the total aggregate area of all signs shall not exceed 0.5 square metres for each 0.5 metres of exterior lineal face of the building;

(3) every sign shall be parallel to the wall to which it is affixed; and,

(4) no sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination.

(b) Notwithstanding the provisions of Section 18A(1)(d) and Table 4, one (1) loading space having minimum dimensions of 9.0m x 3.7m shall be provided and maintained on the lot.

(c) Notwithstanding the provisions of Section 18A(11)(a) of Zoning By-law 6593, a planting strip shall not be required along the northerly boundary.

(d) Notwithstanding the provisions of Section 18A(12)(c) of Zoning By-law 6593, a chain link fence not less than 1.2m in height and not greater than 2.0m in height, shall be provided and maintained along the northerly boundary and within the easterly boundary planting strip.

(e) Notwithstanding the provisions of Section 18A(26) of Zoning By-law 6593, the access driveway must be at least 1.5m from the east property line.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1348.

5. Sheet No. E-27 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1348.

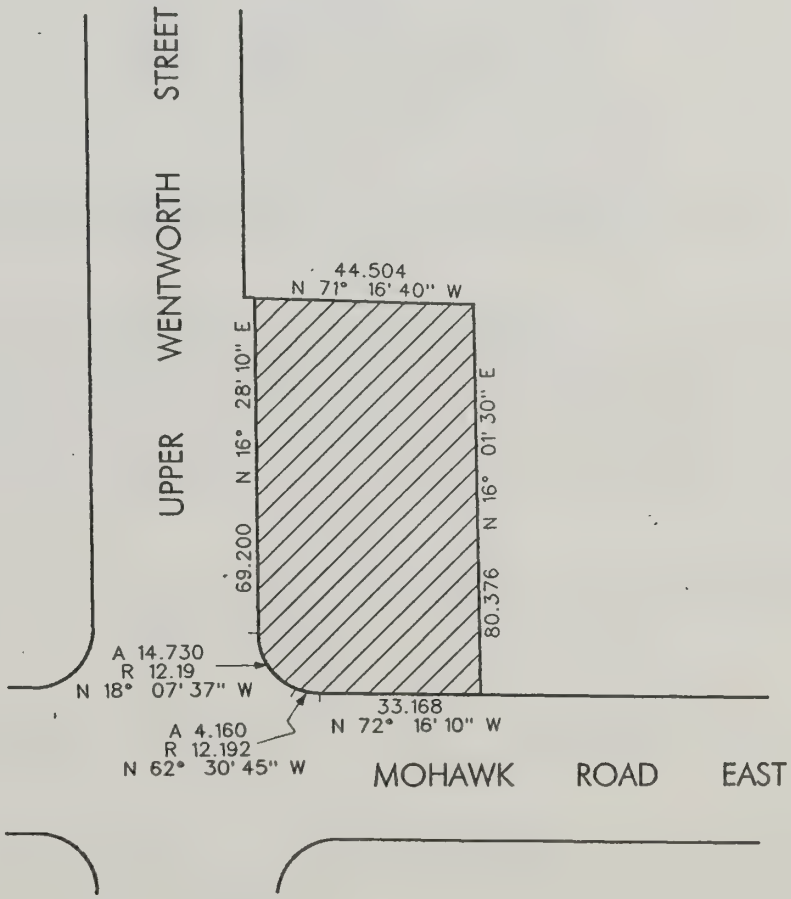
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *25th* day of *June* A.D. 1996.

CITY CLERK

MAYOR

(1995) 19 R.P.D.C. 3, October 10
(1996) 5 R.P.D.C. 5, March 26
Elite Realty Corporation, Prospective Owner
ZAC-95-18



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-*114*
Passed the *25th* day of *June*, 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-*114*
to Amend By-Law No.6593

Planning and Development Department

Legend

Change in zoning from:

"D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, to "HH"(Restricted Community Shopping & Commercial) District, Modified.

North	Scale	Reference File No.
	Not to Scale	ZAC-95-18
	Date	Drawn By
	June 1996	R.L.

Bill No. C-33

The Corporation of the City of Hamilton

BY-LAW NO. 96-116

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 90-351

Respecting:

LANDS LOCATED IN THE AREA EAST OF UPPER JAMES STREET AND NORTH OF CHIPMAN AVENUE

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-351 on the 11th day of December 1990 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the District, in respect of the land located at Municipal Nos. 1209-1223 Upper James Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 2 of By-law No. 90-351 provides that upon the installation of such municipal sewers as the City deems necessary, the 'H' symbol shall be removed by amendment to By-law No. 90-351;

AND WHEREAS the municipal sewers as deemed necessary by the City have been installed and are available to service the subject lands;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the Seventh Report of the Planning and Development Committee at its meeting held on the 30th day of April 1996, recommended that the City Solicitor prepare the necessary by-law to remove the 'H' symbol in respect of the above lands;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 90-351, passed on the 11th day of December 1990, to the "C" (Urban Protected Residential, etc.) District designation of Block 1, the extent and boundaries of which are shown on a plan thereto annexed as schedule "A", is hereby removed and the development of the land may proceed in accordance with the "C" (Urban Protected Residential, etc.) District provisions of Zoning By-law No. 6593.

2. Sheet No. E-9B of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by By-law No. 90-351, is further amending by changing from "C"-'H' (Urban Protected Residential, etc. - Holding) District to "C" (Urban Protected Residential, etc.) District, the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions of Zoning By-law No. 6593.

4. By-law No. 6593, as amended by By-law No. 90-351, is further amended by adding this by-law to section 19B as Schedule S-1209a.

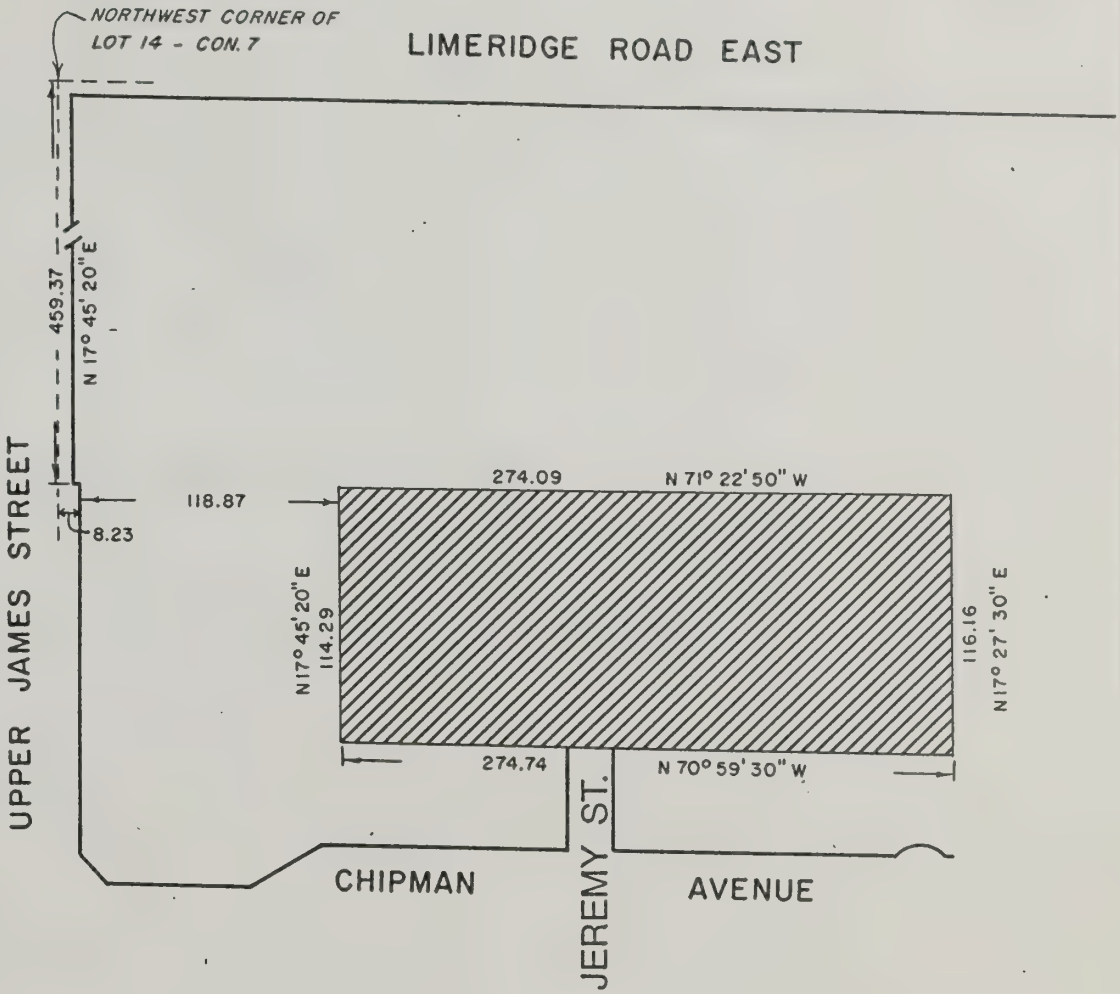
5. Sheet No. E-9B of the District Maps, as amended by By-law No. 90-351, is further amended by marking the lands referred to in section 2 of this by-law, S-1209a.

PASSED this *25th* day of *June* A.D. 1996

CITY CLERK

MAYOR

(1996) 7 R.P.D.C. 2, April 30
603976 Ontario Inc. (Terra Homes), Owner
ZAR-95-06



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-116
Passed the 25th day of June, 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-116
to Amend By-Law No. 6593

Planning and Development Department

Legend

Lands to be regulated by
By-Law No. 96-116

North	Scale	Reference File No.
	Not to Scale	ZAR-95-06
	Date	Drawn By
	June 1996	W.B.

Bill No. C-35

The Corporation of the City of Hamilton

BY-LAW NO. 96- 124

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 775 and 779 UPPER WENTWORTH STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 133, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-27 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "HH" (Restricted Community Shopping and Commercial) District

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "HH" (Restricted Community Shopping and Commercial) District provisions, as contained in Section 14A of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

(a) notwithstanding Section 14A.(1) of Zoning By-law No. 6593, only the following uses shall be permitted and only within the existing building:

(i) a bank or financial institution; and,

(ii) a day nursery; and,

(iii) a business or professional person's office, excluding medical and dental; and,

(iv) a photographer's or artist's studio; and,

(v) an art gallery; and,

(vi) a business identification sign that is a wall sign of an occupancy or use, that complies with the following requirements:

(1) no sign shall exceed 2.0 metres in height;

(2) the total aggregate area of all signs shall not exceed 0.5 square metres for each 0.5 metres of exterior lineal face of the building;

(3) every sign shall be parallel to the wall to which it is affixed; and,

(4) no sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination.

(b) Notwithstanding the provisions of Section 18A(1)(d) and Table 4, one (1) loading space having minimum dimensions of 9.0m x 3.7m shall be provided and maintained on the lot.

(c) Notwithstanding the provisions of Section 18A(11)(a) of Zoning By-law 6593, a planting strip shall not be required along the northerly boundary.

(d) Notwithstanding the provisions of Section 18A(12)(c) of Zoning By-law 6593, a chain link fence not less than 1.2m in height and not greater than 2.0m in height, shall be provided and maintained along the northerly boundary and within the easterly boundary planting strip.

(e) Notwithstanding the provisions of Section 18A(26) of Zoning By-law 6593, the access driveway must be at least 1.5m from the east property line.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1348.

5. Sheet No. E-27 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1348.

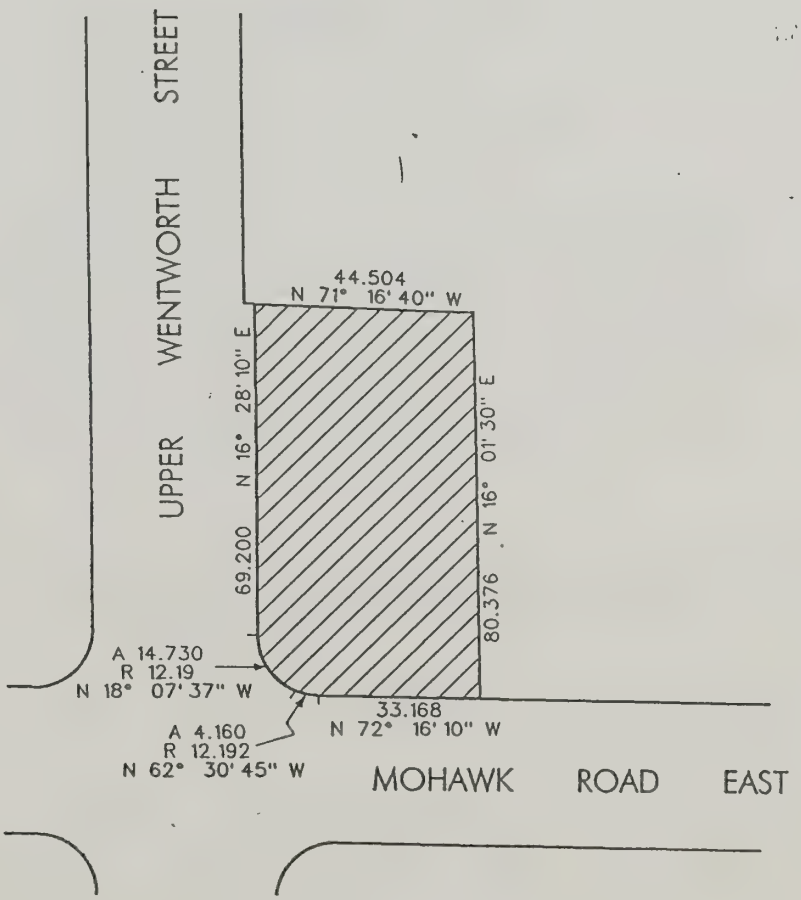
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *9th* day of *July* A.D. 1996.

Acting CITY CLERK

Acting MAYOR

(1995) 19 R.P.D.C. 3, October 10
(1996) 5 R.P.D.C. 5, March 26
Elite Realty Corporation, Prospective Owner
ZAC-95-18



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-124
Passed the 9th day of July, 1996.

Acting Clerk

Acting Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-124
to Amend By-Law No.6593

Planning and Development Department

Legend

Change in zoning from:

"D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, to "HH"(Restricted Community Shopping & Commercial) District, Modified.

North	Scale	Reference File No.
	Not to Scale	ZAC-95-18
	Date	Drawn By
	June 1996	R.L.

Bill No. C-36

The Corporation of the City of Hamilton

BY-LAW NO. 96- 125

To Amend:

Zoning By-law No. 6593

Respecting:

WESTDALE NORTH NEIGHBOURHOOD

WHEREAS it is intended to establish special requirements under Section 19B of By-law No. 6593 passed on the 25th day of July 1950, and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The District provisions as contained in Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) (i) no building or structure shall have a gross floor area greater than the area within the district of the lot on which it is situated, multiplied by the floor area ratio factor of 0.45;

(ii) notwithstanding Section 2.(2)J.(viiia) of Zoning By-law No. 6593, "Gross Floor Area" is the aggregate of the areas of the building or structure, including the basement or cellar, but shall not include:

a) an attached garage;
b) a detached garage; and,
c) the floor occupied by heating, air conditioning and laundry equipment;

(iii) for the purpose of determining gross floor area for any portion of the dwelling where the ceiling height exceeds 4.6 metres, that portion of the dwelling shall be multiplied by 1.9;

(iv) in addition to the requirements of Section 18A, where a dwelling is constructed with an attached garage, then the finished level of the garage floor shall be a minimum of 0.3 metres above grade;

(v) notwithstanding Section 9.(2) of Zoning By-law No. 6593, no building or structure shall exceed 2 storeys and 9.0 metres in height; and,

(vi) Section 18(2)(i) of Zoning By-law No. 6593 shall not apply to the Westdale North Neighbourhood;

(b) in addition to the requirements of Section 11 of Zoning By-law No. 6593, a single family dwelling is permitted subject to the provisions of Section 1.(a) of this by-law;

(c) in addition to the requirements of Section 14. of Zoning By-law No. 6593, a single family dwelling is permitted subject to the provisions of Section 1.(a) of this by-law;

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C", "E" and "H" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1364.

4. Sheets No. W-21, W-22, W-31 and W-32 of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1364.

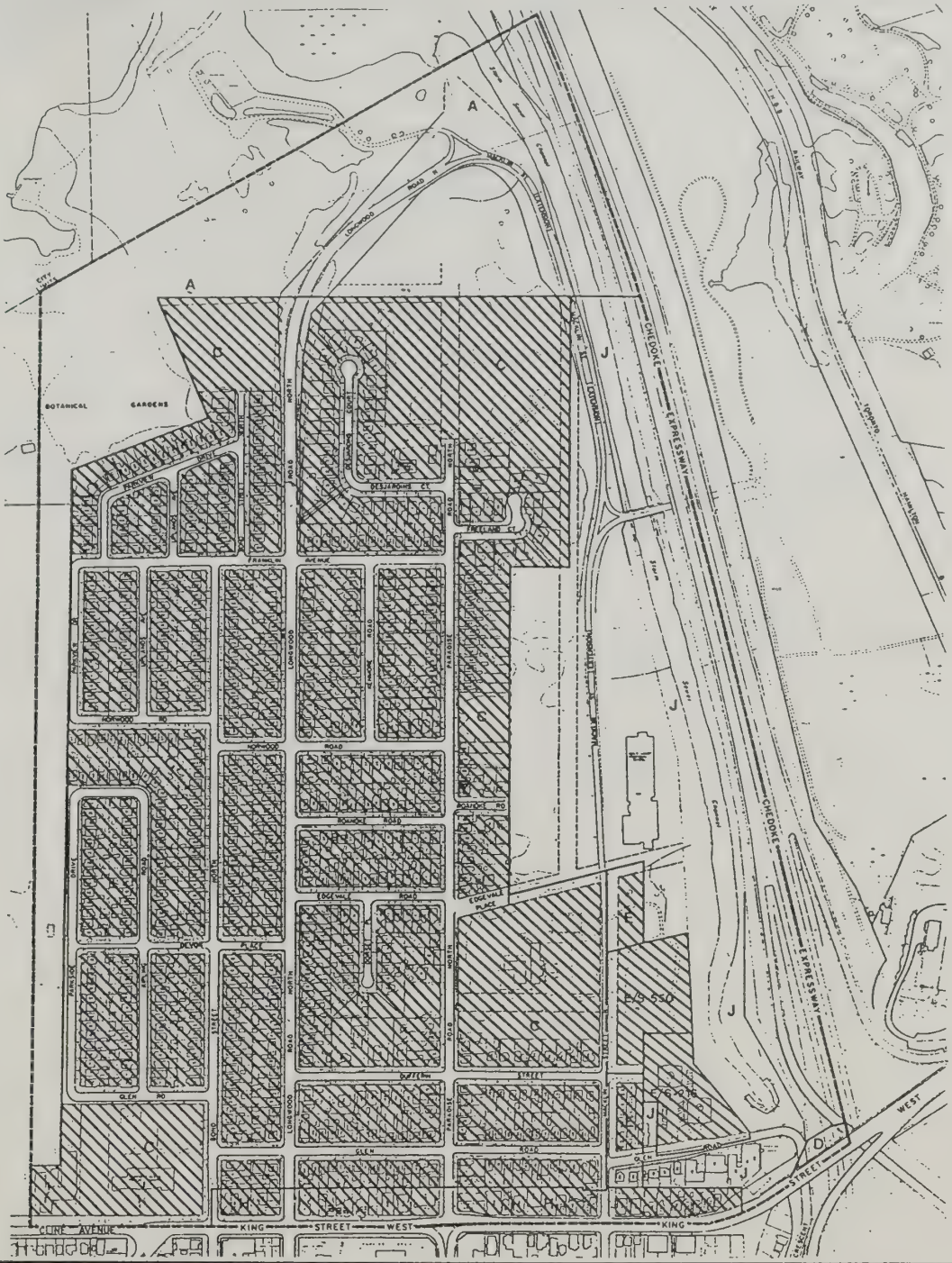
5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *9th* day of *July* A.D. 1996

ing CITY CLERK

Acting MAYOR

(1996) 11 R.P.D.C. 1, July 9
City Initiative 96-E



This is Schedule "A" to By-Law No. 96-125
Passed the 9th day of July, 1996.

Acting Clerk

Acting Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-125
to Amend By-Law No. 6593

Planning and Development Department

Legend

Lands to be regulated by
By-Law No. 96-125

North	Scale	Reference File No.
	Not to Scale	CI-96-E
	Date	Drawn By
	June 1996	R.L.

Bill No. C- 37

The Corporation of the City of Hamilton

BY-LAW NO. 96 - 126

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED EAST OF UPPER SHERMAN AVENUE, WEST OF ELEANOR AVENUE AND ABUTTING DULGAREN STREET KNOWN MUNICIPALLY AS 1471 UPPER SHERMAN AVENUE AND 90 ELEANOR AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-38C and E-38D of the District Maps, appended to and forming part of By-law No. 6593, are amended,

(a) by changing from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 1;

(b) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 2;

(c) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Blocks 3 and 4;

the extent and boundaries of each of which Blocks 1, 2, 3, and 4 are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

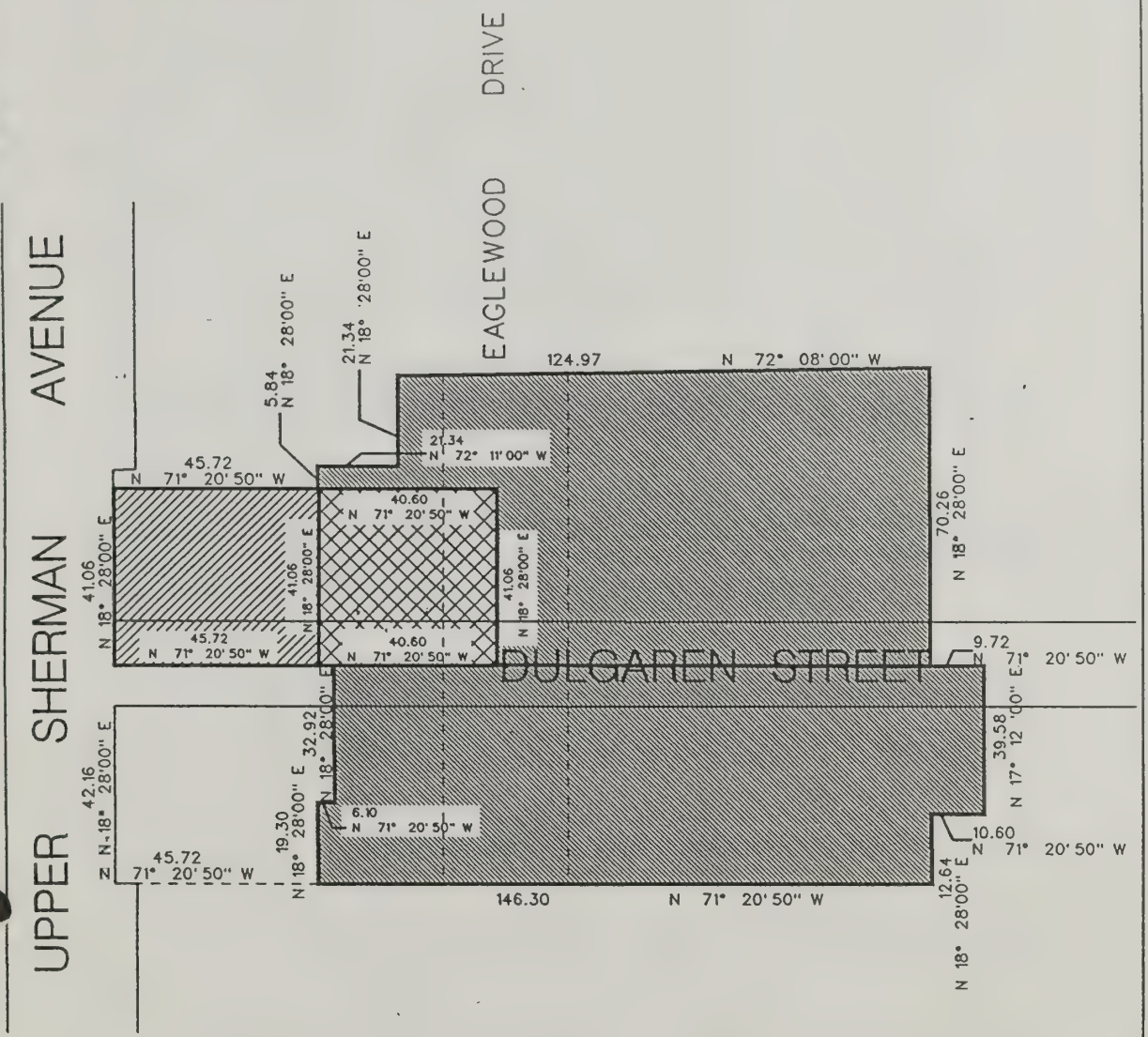
PASSED this 9th day of July A.D. 1996

D. J. Wollard

ting CITY CLERK

Acting MAYOR

(1996) 10 R.P.D.C. 1(d), June 25
Harp Homes Inc. and L. Vasilak, O
Amended ZAC-95-13



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-126
Passed the 9th day of July, 1996.

Acting Clerk

Acting Mayor

City of Hamilton

Schedule "A"

Map Forming Part of By-Law No. 96- 126

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

BLK 1 — "C" (Urban Protected Residential, etc.) District, Modified, to "R-4" (Small Lot Single - Family Dwellings) District.

BLK 2 — "AA" (Agricultural) District, to "R-4" (Small Lot Single - Family Dwellings) District.

BLK 3&4 — "AA" (Agricultural) District, to "C" (Urban Protected Residential, etc.) District.

North	Scale	Reference File No.
	NOT TO SCALE	ZAC-95-13
	Date	Drawn By
	JULY 1996	W. B.

Bill No. C-38

The Corporation of the City of Hamilton

BY-LAW NO. 96 - 127

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED WEST OF UPPER WELLINGTON STREET AND SOUTH OF RYMAL ROAD EAST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-9D and E-9E of the District Maps, appended to and forming part of By-law No. 6593, are amended,

(a) by changing from "DE-3" (Multiple Dwellings) District, modified, to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 1;

(b) by changing from "DE-3" (Multiple Dwellings) District, modified, to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 2;

(c) by changing from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 3;

the extent and boundaries of each of which Blocks 1, 2, and 3 are shown on a plan hereto annexed as Schedule "A".

2. The "R-4" (Small Lot Single Family Dwelling) District provisions, as contained in Section 9A. of Zoning By-law No. 6593, applicable to the lands referred to in section 1.(a) are amended to the extent only of the special requirement that,

(a) notwithstanding Section 9A.(2)(b)1.(i) of Zoning By-law No. 6593, a front yard having a depth of not less than 7.0 metres shall be provided and maintained.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1358.

4. Sheets No. E-9D and E-9E of the District Maps are amended by marking the lands referred to in section 1.(a) of this by-law, S-1358.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

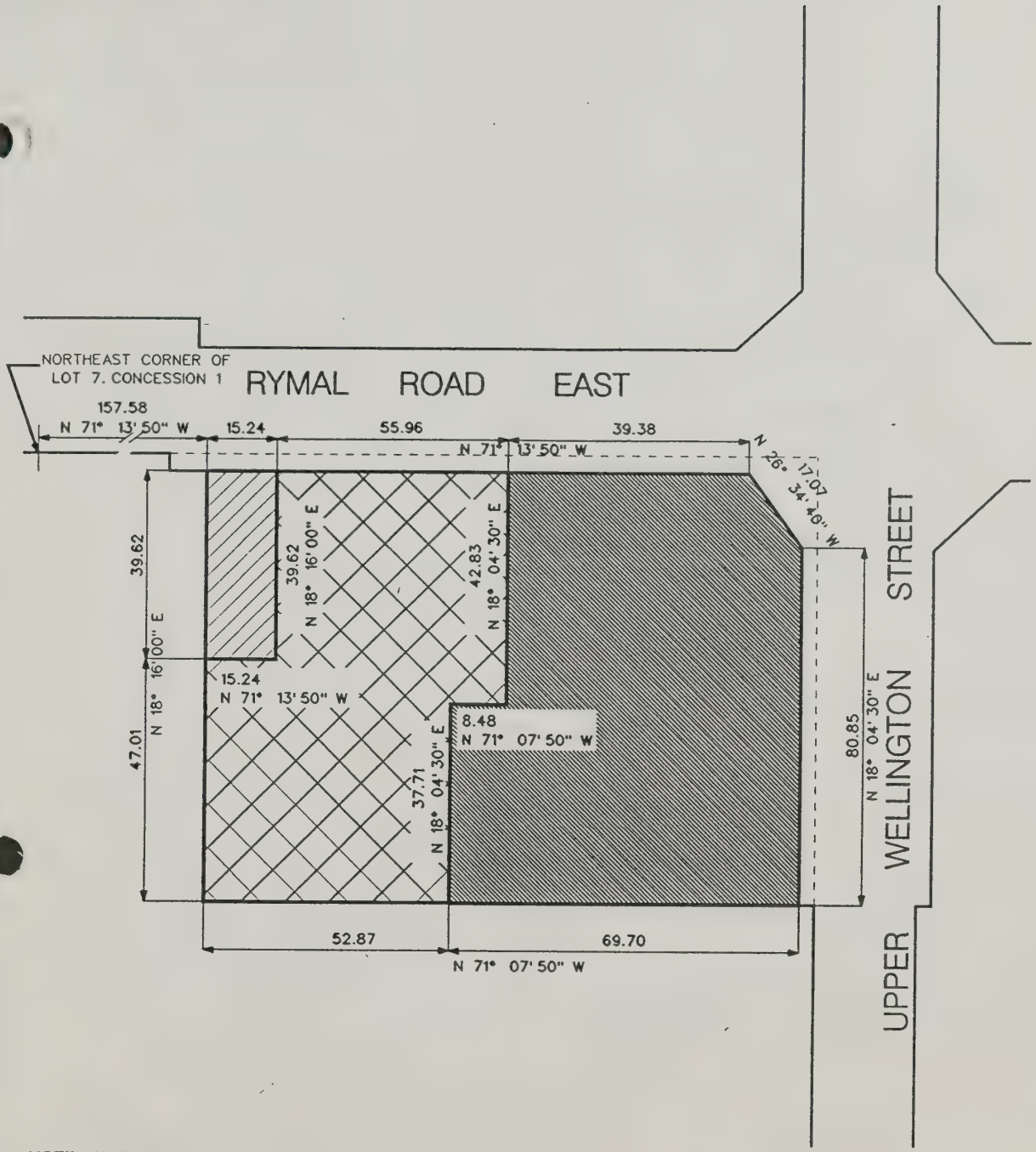
PASSED this 9th day of July A.D. 1996

D. J. Holland

Acting CITY CLERK

Acting MAYOR

(1996) 8 R.P.D.C. 2B(a), May 14
200 Rymal Road Inc.(A. Di Silvestro), Owner
ZAC-96-01



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96- 127
Passed the 9th day of July, 1996.

Acting Clerk

Acting Mayor

City of Hamilton

Schedule "A"

Map Forming Part of By-Law No. 96- 127

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

BLK 1 — "DE-3" (Multiple Dwellings) District, Modified, to "R-4" (Small Lot Single - Family Dwellings) District, Modified.

BLK 2 — "DE-3" (Multiple Dwellings) District, Modified, to "R-4" (Small Lot Single - Family Dwellings) District.

BLK 3 — "C" (Urban Protected Residential, etc.) District, to "R-4" (Small Lot Single - Family Dwellings) District.

North	Scale	Reference File No.
	NOT TO SCALE	ZAC-96-01
	Date	Drawn By
	JULY 1996	W. B.

Bill No. C-44

The Corporation of the City of Hamilton

BY-LAW NO. 96- *139*

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 18 HOMEWOOD AVENUE

WHEREAS it is intended to change the zoning of the land hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-14 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "**D**" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "**D**" - '**H**' (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District, the land,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "**D**" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the lands referred to in section 1, are amended to the extent only of the special requirements that,

(a) notwithstanding Section 10.(1) of Zoning By-law No. 6593, the existing building may be used as a multiple dwelling containing not more than four (4) Class "A" dwelling units, subject to the Residential Conversion Requirements of Section 19;

(b) notwithstanding Section 18A.(11) and (12) of Zoning By-law No. 6593, a landscaped planting strip having a minimum width of 1.5 m (5.0 ft) shall be provided and maintained along the northerly lot line, and a visual barrier not less than 1.2 m in height and not greater than 2.0 m in height shall be provided and maintained within the landscaped planting strip, except for the area occupied by the existing garage.

3. (a) The 'H' symbol referred to in section 1 shall be removed conditional upon the applicant applying for and receiving approval for a Site Plan Control Application for the required parking layout, grading, and landscaping;

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the land referred to in section 1 may at such time proceed in accordance with the "D" District provisions, subject to the special requirements referred to in section 2 of this by-law.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 2.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1362.

6. Sheet No. W-14 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1362.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *27th* day of *August* A.D. 1996

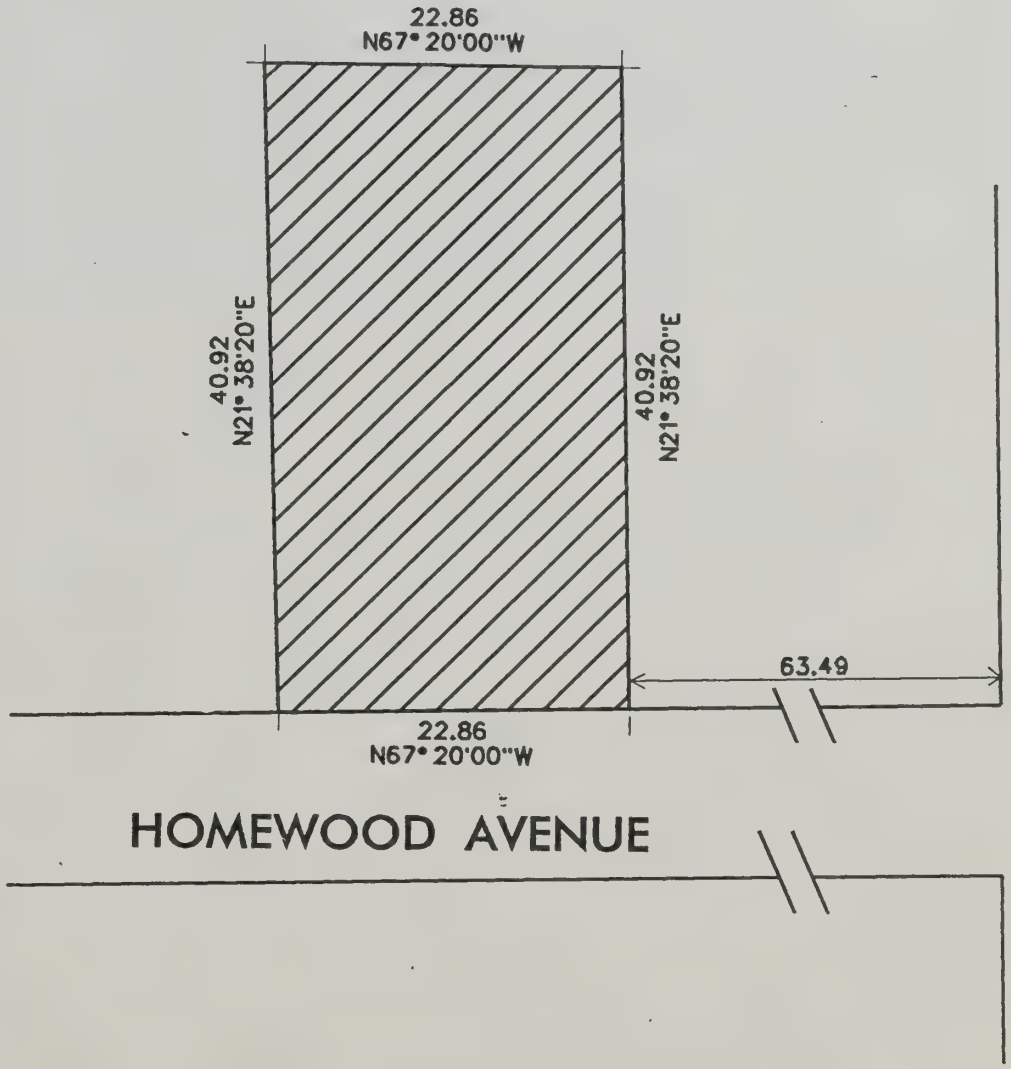
S. J. Hollowell

Acting CITY CLERK

Henry Mathews

Acting MAYOR

(1996) 10 R.P.D.C. 2, June 25
George Lima, Owner
ZAR-96-04



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-139
Passed the 27th day of August, 1996.

Acting Clerk

Acting Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 96- 139

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in Zoning :

BLOCK 1

From "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "D" - "H" (Urban Protected Residential - One and two Family Dwellings, etc. - Holding) District - Modified

North	Scale	Reference File No.
	NOT TO SCALE	ZAR-96-04
	Date	Drawn By
	August 1996	D. L.

Bill No. C-48

The Corporation of the City of Hamilton

BY-LAW NO. 96-149

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1232 UPPER GAGE AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-38B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "C" (Urban Protected Residential, etc.) District to "RT-20" (Townhouse - Maisonette) District, modified,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "RT-20" (Townhouse - Maisonette) District provisions, as contained in Section 10E of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

(a) notwithstanding Section 10E.(7)(a)(i) of Zoning By-law No. 6593, not more than 7 single-family dwelling units shall be permitted; and,

(b) notwithstanding Section 18A(14g) of Zoning By-law No. 6593, the required parking area may be located in a required front yard; and,

(c) notwithstanding Section 18A(25) of Zoning By-law No. 6593, the access driveway shall be located not less than 1.5 m from the southerly side lot line, and not less than 1.5 m from the westerly rear lot line, for a distance not to exceed 3.0 m; and,

(d) a visual barrier not less than 1.2 m in height and not greater than 2.0 m in height shall be provided and maintained along the entire westerly rear lot line; and,

(e) a visual barrier not less than 1.2 m in height and not greater than 2.0 m in height shall be provided and maintained along the entire southerly side lot line, while the adjacent lands are used for the purpose of the existing single family dwelling only.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "RT-20" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1365.

5. Sheet No. E-38B of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1365.

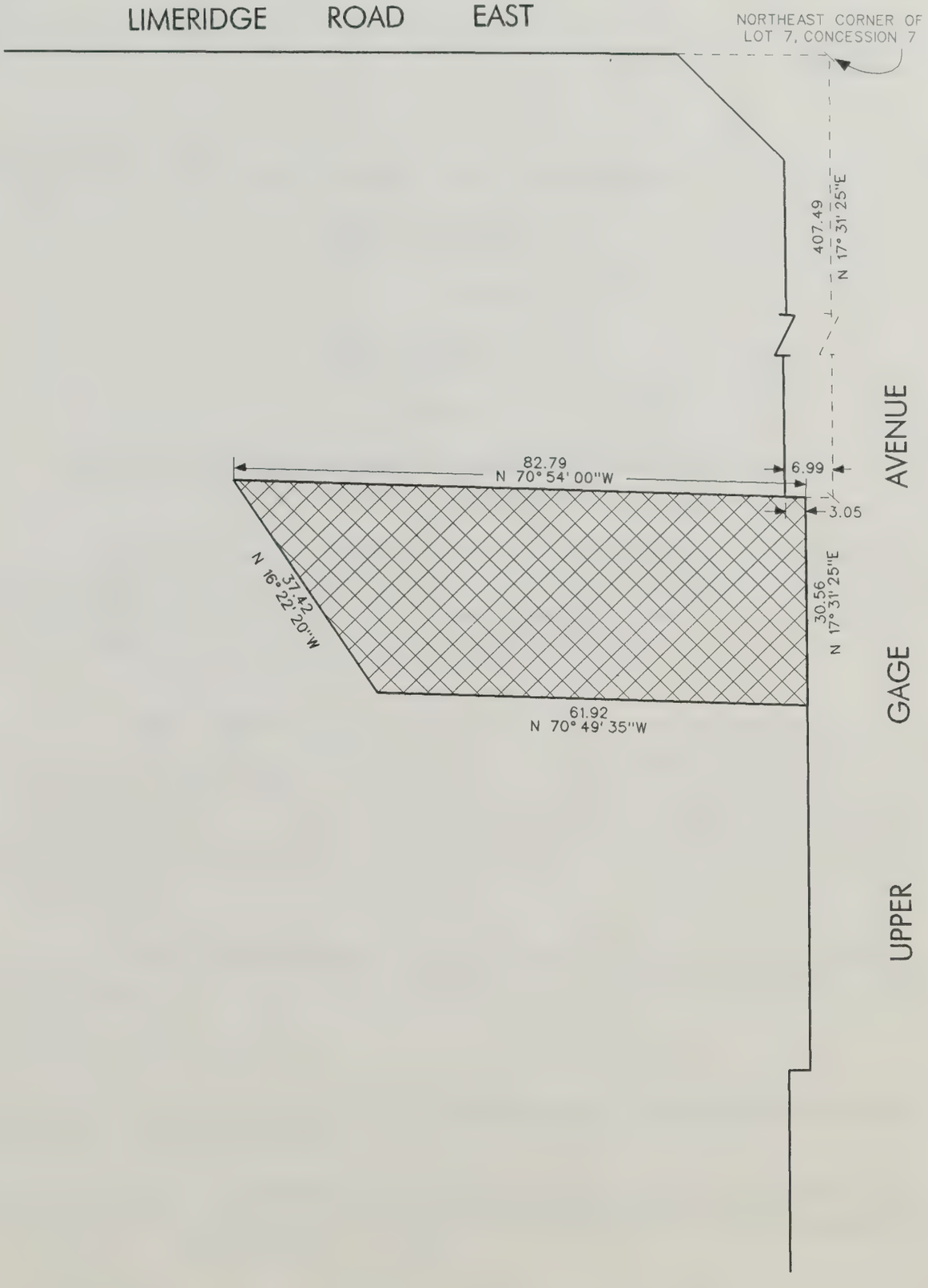
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th day of September A.D. 1996

CITY CLERK

MAYOR

(1996) 13 R.P.D.C. 2, August 27
712169 Ontario Ltd. (G. Malatesta), Owner
Amended ZAC-96-08



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-149
Passed the 24 day of Sept., 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-149
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

"C" (Urban Protected Residential, etc.) District to: "RT-20"(Townhouse-Maisonette) District, Modified.

North	Scale	Reference File No.
	Not to Scale	ZAC-96-08
	Date	Drawn By
	September 1996	R.L.

Bill No. C- 51

The Corporation of the City of Hamilton

BY-LAW NO. 96- 152

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS BOUNDED BY RICE AVENUE, MOHAWK ROAD WEST, MAGNOLIA DRIVE, AND SCENIC DRIVE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 135, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. W-36 and W-37 of the District Maps, appended to and forming part of By-law No. 6593, are amended,

(a) by changing from "**AA**" (Agricultural) District to "**A**" (Conservation, Open Space, Park and Recreation) District, the land comprised in Block 1;

(b) by changing from "**AA**" (Agricultural) District to "**C**" - '**H**' (Urban Protected Residential, etc. - Holding) District, the land comprised in Block 2;

(c) by changing from "**AA**" (Agricultural) District to "**RT-20**" - '**H**' (Townhouse - Maisonette - Holding) District, the land comprised in Block 3;

(d) by changing from "**AA**" (Agricultural) District to "**DE-3**" - '**H**' (Multiple Dwellings - Holding) District, the land comprised in Block 4; and

(e) by changing from "**B**" (Suburban Agriculture and Residential, etc.) District to "**AA**" (Agricultural) District, the land comprised in Block 6,

the extent and boundaries of each of which Blocks 1, 2, 3, 4, 5 and 6 are shown on a plan hereto annexed as Schedule "A".

2. The "**RT-20**" (Townhouse - Maisonette) District provisions, as contained in Section 10E. of Zoning By-law No. 6593, applicable to the lands comprised in Block 3 are amended to the extent only of the special requirements that,

(a) notwithstanding Section 10E.(3) of Zoning By-law No. 6593, no building or structure shall exceed one and one-half (1 1/2) storeys and 9.5 m (31.16 feet) in height;

(b) notwithstanding Section 10E.(2) of Zoning By-law No. 6593, a community centre with a capacity of not greater than sixty persons, only to be used in conjunction with and accessory to the principal use shall be permitted.

3. The "**DE-3**" (Multiple Dwellings) District provisions, as contained in Section 10C. of Zoning By-law No. 6593, applicable to the lands comprised in Block 4 are amended to the extent only of the special requirements that,

(a) notwithstanding Section 10C.(1) of Zoning By-law No. 6593, only one of the following uses shall be permitted:

(i) a Home for Elderly Persons, restricted to housekeeping units with or without culinary space, in a building of not greater than six storeys in height; or

(ii) townhouse dwelling units subject to Section 10E. of Zoning By-law No. 6593 and the provisions of Section 2(a) of this by-law;

(b) in addition to the permitted use specified in Section 3.(a)(i) of this by-law, an amenity centre of not less than 500 square metres, accessory to the residential use specified in Section 3.(a)(i) of this by-law, shall be required,

(i) for the purposes of this by-law, "Amenity Centre" shall include one or more of the following uses:

1. Administrative offices;
2. Chapel;
3. Library;
4. Activity and Exercise rooms;
5. Lounges;
6. Dining Room;
7. Variety store;
8. Hairdresser;
9 Barber Shop.

4. The "**AA**" (Agricultural) District provisions, as contained in Section 7A. of Zoning By-law No. 6593, applicable to the lands comprised in Blocks 5 and 6, are amended to the extent only of the special requirements that,

(a) notwithstanding Section 7A.(1) of By-law No. 6593, only the following uses shall be permitted:

(i) a public and private hospital and accessory uses thereto;
(ii) a day nursery;

(iii) a public parking lot in accordance with the regulations of Section 13C. of Zoning By-law No. 6593;
(iv) a residential care facility for not greater than 40 persons;
(v) a sanatorium;
(vi) medical offices;
(vii) laboratory;

(b) notwithstanding Section 7A.(2) of Zoning By-law No. 6593, the following height restrictions shall apply:

(i) except as provided in clause (b)(ii), where a building or structure is distant not greater than 30.0 metres from a Residential District as specified in Section 2.(2)A of Zoning By-law No. 6593, the height of a building or structure shall not exceed three storeys;

(ii) where a building or structure is distant not less than 30.0 metres from a Residential District as specified in Section 2.(2)A of Zoning By-law No. 6593, the height of a building or structure shall not exceed six storeys;

(c) Section 18.(2)(iia) of Zoning By-law No. 6593 shall not apply to Blocks 5 and 6.

5. (a) The 'H' symbol referred to in section 1.(b) shall be removed conditional upon the following being fulfilled:

(i) servicing is available for the subject lands to the satisfaction of the Manager of Development, Development Division, Regional Environment Department; and,

(ii) approval of a draft plan of subdivision has been granted by the Regional Municipality of Hamilton-Wentworth.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1.(b) may at such time proceed in accordance with the "C" District provisions.

6. (a) The 'H' symbols referred to in section 1.(c) and 1.(d) shall be removed conditional upon the following being fulfilled:

(i) servicing is available for the subject lands to the satisfaction of the Manager of Development, Development Division, Regional Environment Department; and,

(ii) completion of noise mitigation measures, to the satisfaction of the Ministry of Environment and Energy, to address noise generated from the hospital laundry facility.

(b) The 'H' symbols shall be removed by amendment to this by-law and the development of the lands referred to in section 1.(c) and 1.(d) may at such time proceed in accordance with the "RT-20" District and "DE-3" District provisions, subject to the special requirements referred to in sections 2 and 3 of this by-law.

7. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "AA" District, "C" District, "DE-3" District and "RT-20" District provisions, subject to the special requirements referred to in sections 2, 3, 4, 5 and 6.

8. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1363.

9. Sheets No. W-36 and W-37 of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1363.

10. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th day of September A.D. 1996

CITY CLERK

MAYOR

(1996) 10 R.P.D.C. 3, June 25
Chedoke Health Corporation, Owner
City Initiative OPA-MTV

NOTE: All dimensions are in metres

This is Schedule "A" to By–Law No. 96–.....152.....
Passed the ...24th..... day of ....Sept....., 1996.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of By–Law No. 96– 152

to Amend By–Law No. 6593

Planning and Development Department

Legend

Change in Zoning:

BLOCK 1 — From "AA" (Agricultural) District to "A" (Conservation, Park, Recreation and Open Space) District

BLOCK 2 — From "AA" (Agricultural) District to "C" – 'H' (Urban Protected Residential, etc. – Holding) District

BLOCK 3 — From "AA" (Agricultural) District to "RT–20" –'H' (Townhouses – Maisonette – Holding) District, modified

BLOCK 4 — From "AA" (Agricultural) District to "DE–3" –'H' (Multiple Dwellings – Holding) District, modified

BLOCK 5 — Modification to the established "AA" (Agricultural) District regulations

BLOCK 6 — From "B" (Suburban Agricultural and Residential) District to "AA" (Agricultural) District, modified

North	Scale	Reference File No.
	NOT TO SCALE	OPA 135
	Date	Drawn By
	August 1996	W. B.

Bill No. C-53

The Corporation of the City of Hamilton

BY-LAW NO. 96- 154

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED ON THE NORTH SIDE OF BARTON STREET EAST, EAST OF MUNICIPAL NO. 244 LAKE AVENUE NORTH

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "A" (Conservation, Open Space, Park and Recreation) District provisions, as contained in Section 7. of Zoning By-law No. 6593, applicable to the lands comprised in Block "1", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that:

   (a) Notwithstanding Section 7.(1) of Zoning By-law No. 6593, a parking area only as an accessory use to the permitted uses at No. 244 Lake Avenue North, shall be permitted; and,

   (b) Sections 18A.(11) and 18A.(12) of Zoning By-law No. 6593 shall not apply to a parking area accessory to a permitted use at No. 244 Lake Avenue North.

2. The "JJ" (Restricted Light Industrial) District provisions, as contained in Section 16A. of Zoning By-law No. 6593, applicable to the lands comprised in Block "2", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that:

   (a) Notwithstanding Section 16A.(1) of Zoning By-law No. 6593, a parking area only as an accessory use to the permitted uses at No. 244 Lake Avenue North, shall be permitted.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "A" District and "JJ" District provisions, subject to the special requirements referred to in sections 1 and 2, respectively.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1369.

5. Sheet No. E-113 of the District Maps, appended to and forming part of By-law No. 6593, is amended by marking the lands referred to in section 1. and 2. of this by-law, S-1369.

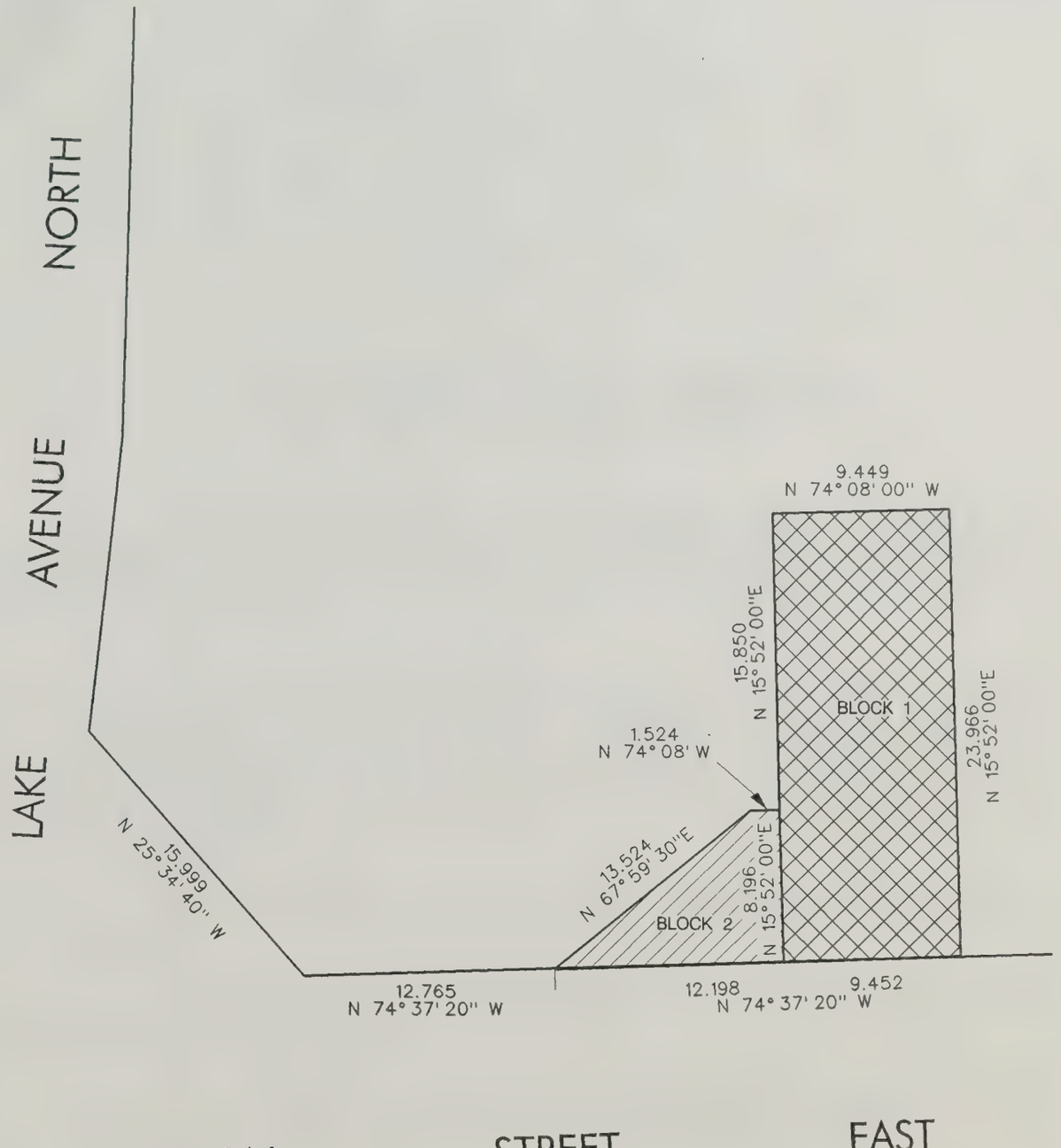
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th day of September A.D. 1996.

CITY CLERK

MAYOR

(1996) 14 R.P.D.C. 2 , September 24
Richter, E.L., lessee
Amended ZAR-96-10



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-154
Passed the .....24.. day of ....Sept......, 1996.

.....
Clerk

.....
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-154...
to Amend By-Law No.6593

Planning and Development Department

Legend

Modification to the established:

BLK 1 — "A" (Conservation, Open Space, Park and Recreation) District.

BLK 2 — "JJ" (Restricted Light Industrial) District.

North	Scale	Reference File No.
	Not to Scale	ZAC-96-10
	Date	Drawn By
	September 1996	R.L.

Bill No. C- 54

The Corporation of the City of Hamilton

BY-LAW NO. 96 - *155*

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED WEST OF SANATORIUM ROAD AND NORTH OF CHEDMAC DRIVE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 135, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. W-36 and W-37 of the District Maps, appended to and forming part of By-law No. 6593, are amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Block 1;

(b) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 2;

(c) by changing from "AA" (Agricultural) District to "A" (Conservation, Open Space, Park and Recreational) District, the lands comprised in Blocks 3 and 4;

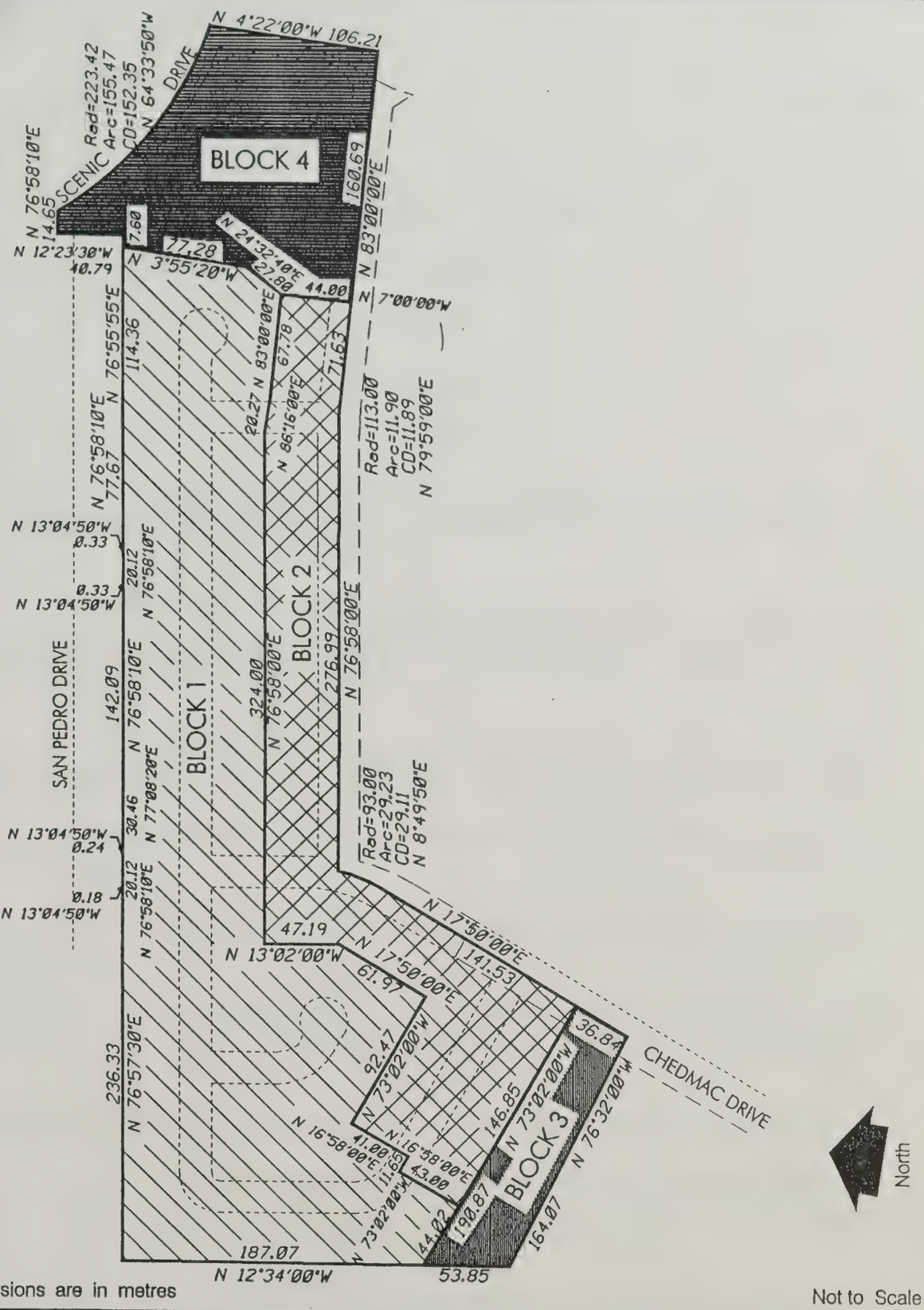
the extent and boundaries of each of which Blocks 1, 2, 3 and 4 are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *24th* day of *September* A.D. 1996

CITY CLERK MAYOR

(1996) 15 R.P.D.C. 1, September 24
Chedoke Health Corporation and Starward Homes
Owner and Prospective owner
Amended ZAC-94-19



NOTE: All dimensions are in metres

Not to Scale

This is Schedule "A" to By-Law No. 96-155
Passed the 24th day of Sept., 1996.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of By-Law No. 96- 155

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in Zoning from:

BLOCK 1 — "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District

BLOCK 2 — "AA" (Agricultural) District to "R-4" (Small Lot Single-Family Dwelling) District

BLOCK 3 & 4 — "AA" (Agricultural) District to "A" (Conservation, Park, Recreation and Open Space) District

Drawn By	Date	Reference File No.
W. B.	September 1996	ZAC-94-19

Bill No. C-58

The Corporation of the City of Hamilton

BY-LAW NO. 96 - *170*

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED WEST OF WEST FIFTH STREET, SOUTH OF THE PROPOSED MOUNTAIN FREEWAY AND NORTH OF CHESTER STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9B of the District Maps, appended to and forming part of By-law No. 6593, are amended,

   (a) by changing from "AA" (Agricultural) District, to "C"-'H' (Urban Protected Residential, etc. - Holding) District, the lands comprised in Block 1,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol referred to in section 1 shall be removed conditional upon the applicant applying for and receiving approval by the Region of Hamilton-Wentworth of a Plan of Subdivision;

   (b) The 'H' symbol shall be removed by an amendment to this by-law and the development of the lands referred to in section 1 may proceed at such time in accordance with the "C" District provisions.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1367.

4. Sheet No. W-9B of the District Maps is amended by marking the lands referred to in section 1. of this by-law, S-1367.

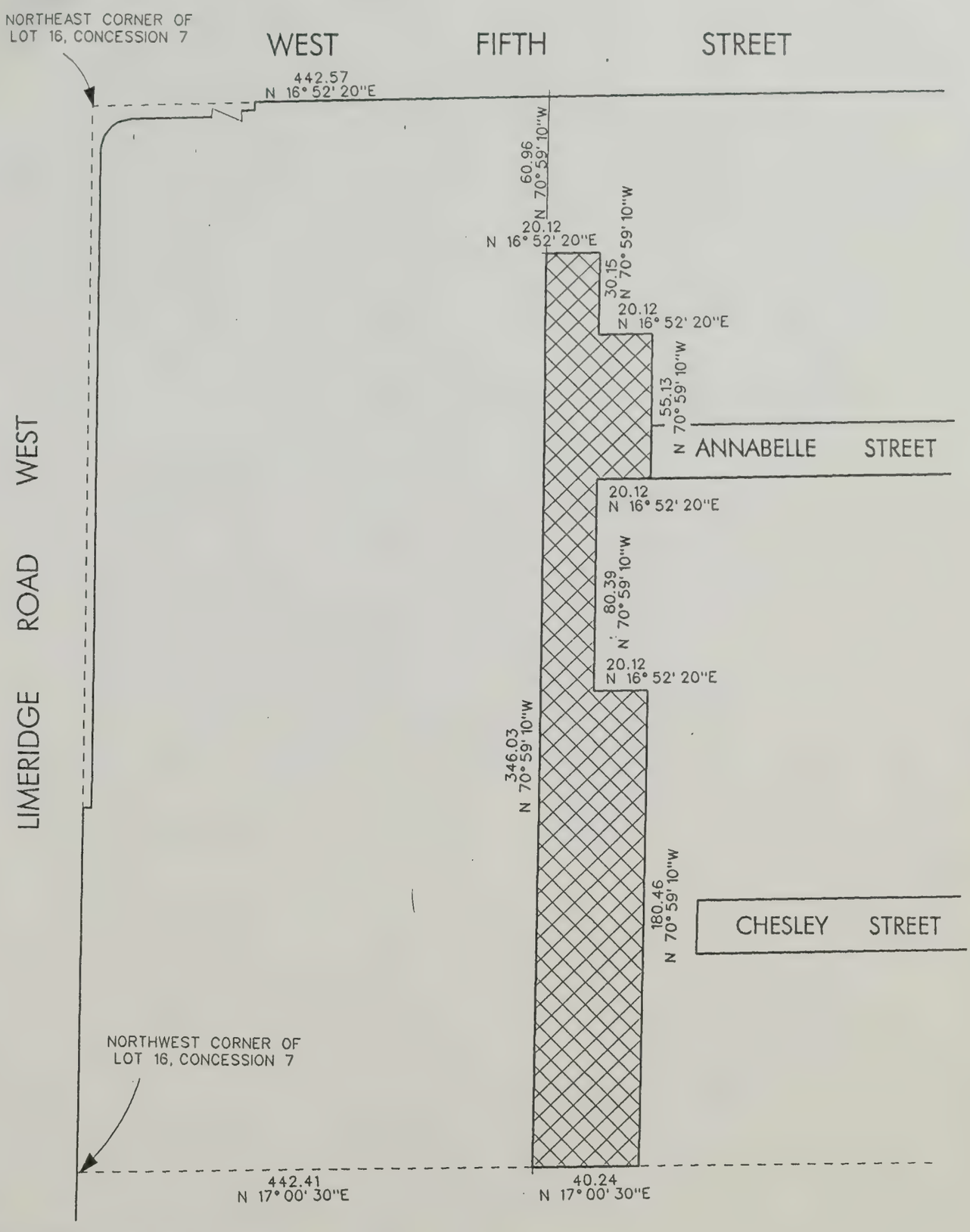
5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 8th day of October A.D. 1996

CITY CLERK

MAYOR

(1996) 13 R.P.D.C. 3, August 27
Gus and Mike Holdings Ltd., Owner
ZAC-95-04



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-170
Passed the 8th day of October, 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-170
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

"AA" (Agricultural) District to: "C"-'H' (Urban Protected Residential, etc. - Holding) District.

North	Scale	Reference File No.
	Not to Scale	ZAC-95-04
	Date	Drawn By
	September 1996	R.L.

Bill No. C- 60

The Corporation of the City of Hamilton

BY-LAW NO. 96- 173

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED WEST OF UPPER PARADISE ROAD, SOUTH OF STONE CHURCH ROAD WEST AND NORTH OF RYMAL ROAD, KNOWN MUNICIPALLY AS 988 UPPER PARADISE ROAD

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-37D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "RT-20" (Townhouse - Maisonette) District, the lands comprised in Block "1"; and

(b) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Block "2"

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Block "2" and referred to in section 1.(b), are amended to the extent only of the special requirements that,

(a) notwithstanding Section 9.(3)(i) of Zoning By-law No. 6593, a front yard having a depth of not less than 8.5 metres shall be provided and maintained; and,

(b) notwithstanding Section 9.(4) of Zoning By-law No. 6593, every lot or tract of land shall have a minimum width of 15.0 metres and an area of at least 450 square metres within the district; and,

(c) in addition to the requirements of Section 18A. of Zoning By-law No. 6593, a T-shaped manoeuvring area shall be provided and maintained for each single family dwelling.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1370.

5. Sheet No. W-37D of the District Maps is amended by marking the lands referred to in section 1.(b) of this by-law, S-1370.

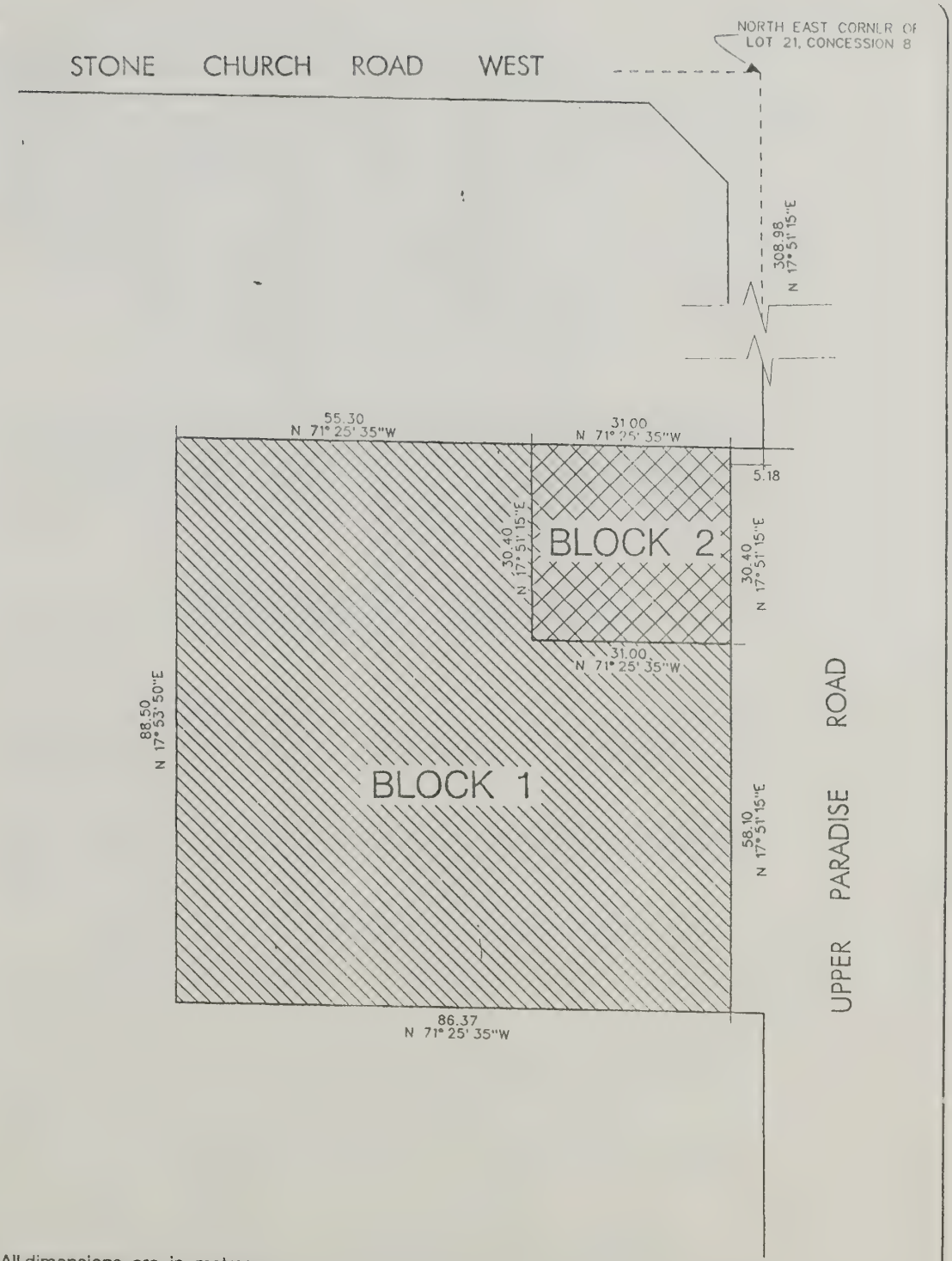
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th day of October A.D. 1996

CITY CLERK

MAYOR

(1996) 14 R.P.D.C. 4, September 24
Dicon Developments, Owner
Amended ZAC-96-07



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-173
Passed the 29th day of October, 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-173
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

BLOCK 1 — "AA" (Agricultural) District to: "RT-20" (Townhouse-Maisonette) District.

BLOCK 2 — "AA" (Agricultural) District to: "C" (Urban Protected Residential, etc.) District, Modified.

North	Scale	Reference File No.
	Not to Scale	ZAC-96-07
	Date	Drawn By
	September 1996	R.L.

Bill No. D-54

THE CORPORATION OF THE CITY OF HAMILTON

BY-LAW NO.96- 176

TO AUTHORIZE AN EXTENSION AGREEMENT

FOR PAYMENT OF REALTY TAX ARREARS

WHEREAS the Municipal Tax Sales Act, R.S.O. 1990, c.M.60, (hereinafter referred to as the "Act"), states that the Council of a municipality may, by by-law, authorize an Extension Agreement with the owner of land in arrears of realty taxes in excess of three (3) years after the registration of a Tax Arrears Certificate and before the expiry of the one year redemption period;

AND WHEREAS the Municipal Tax Sales Act (section 8) states that the said Extension Agreement may extend the period of time, upon the terms specified therein, within which the Cancellation Price is to be paid;

AND WHEREAS, pursuant to the Municipal Tax Sales Act, the Treasurer did register a Tax Arrears Certificate indicating arrears of realty taxes in excess of three (3) years on the lands described in Schedule "A" annexed hereto,

AND WHEREAS, the said land is recorded by The Corporation of the City of Hamilton under the specific Tax Roll Serial Nos. indicated in Schedule "A" annexed hereto.

AND WHEREAS, The Owners of the lands described in Schedule "A" have requested that the City exercise its discretion to pass a bylaw to authorize an Extension Agreement to extend the period of time in which the Cancellation Price may be paid.

AND WHEREAS the one year period within which this by-law may be enacted will therefore expire on the days described as the redemption date of Schedule "A" attached hereto.

NOW THEREFORE the Council of the Corporation of the City of Hamilton enacts as follows:

1. (a) The time open for acceptance and the permitted payments of the Cancellation Price beyond the expiry of the said one year redemption period as set out in Schedule "A" are hereby authorized to be extended pursuant to an Extension Agreement.

   (b) The owner of the land described in Schedule "A" may, on or before the redemption date, enter into the Extension Agreement with The Corporation of the City of Hamilton, and the Mayor and City Clerk are hereby authorized to execute the Extension Agreement on behalf of the City.

2. As provided in the Municipal Tax Sales Act, notwithstanding any other provision of this Extension Agreement, it is understood and agreed that while the Extension Agreement remains a subsisting agreement in good standing:

(a) that the Extension Agreement does not reduce the amount of the Cancellation Price.

(b) that the Extension Agreement does not prohibit any person from paying the Cancellation Price at any time.

(c) that any person may pay the Cancellation Price at any time.

(d) that the Extension Agreement terminates upon payment of the Cancellation Price by any person.

(e) that the Extension Agreement shall cease to be considered a subsisting Extension Agreement for purposes of section 9(2) of the Act, when and under what conditions set out in the Extension Agreement.

3. As also provided in the Municipal Tax Sales Act,

(a) while such Extension Agreement is in good standing, the period of such time shall not be counted in calculating the time within which the Cancellation Price may be paid.

(b) upon default by owner in complying with the Extension Agreement or any term thereof, the Extension Agreement shall cease and, (unless there remains time within which the Cancellation Price may be paid and is paid), the land shall be offered for sale by the Treasurer.

PASSED this *29th* **day of** *October* **1996, A.D.,**

CITY CLERK **MAYOR**

SCHEDULE "A"
EXTENSION AGREEMENTS

A)	PROPERTY ADDRESS	53 GLAMIS CRT.
	SERIAL NUMBER	08 10330 2938
	BRIEF LEGAL DESCRIPTION	PLAN M126 LOT 4
	DATE OF REGISTRATION	SEPTEMBER 9, 1996
	INST # OF TAX ARREARS CERTIFICATE	LT419329
	REDEMPTION DATE	SEPTEMBER 9, 1997
	TOTAL ARREARS	$8,999.56

Bill No. C-69

The Corporation of the City of Hamilton

BY-LAW NO. 96-207

To Amend:

Zoning By-law No. 6593
As Amended By Zoning By-law No. 91-175

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 1425 AND 1429 UPPER JAMES STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 91-175 on the 24th day of September, 1991 to rezone Block 1 from "AA" (Agricultural) District to "HH" - 'H' (Restricted Community Shopping and Commercial - Holding) District and Block 2 from "C" (Urban Protected Residential, etc.) District to "HH" - 'H' (Restricted Community Shopping and Commercial - Holding) District and to establish special requirements with respect to Blocks 1 and 2, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan thereto annexed as Schedule "A", which By-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 2 of By-law No. 91-175 provides that upon the approval of a Site Plan incorporating Blocks 1 and 2 with the adjoining lands to the south and east, the 'H' symbol shall be removed by amendment to By-law No. 91-175;

AND WHEREAS approval of a Site Plan as deemed necessary by the City has been received.

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

AND WHEREAS City Council in adopting Item 10 of the 20th Report of the Planning and Development Committee at its meeting held on the 10th day of December, 1996 directed that By-law No. 91-175 be amended to remove the 'H' (Holding) symbol in respect of the subject lands.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 91-175, passed on the 24th day of September, 1991, to the "HH" - 'H' (Restricted Community Shopping and Commercial - Holding) District designation of Blocks 1 and 2, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan annexed as Schedule "A" to By-law No. 91-175 and forming part thereof is hereby removed, and the development of the lands may proceed in accordance with the "HH" (Restricted Community Shopping and Commercial) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 3. of By-law No. 91-175.

2. Sheets No. E-9C and E-9D of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by section 1. of By-law No. 91-175, are further amended by changing from "HH" - 'H' (Restricted Community Shopping and Commercial - Holding) District to "HH" (Restricted Community Shopping and Commercial) District, the land, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A" and forming part of this By-law.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 3 of By-law No. 91-175.

4. By-law No. 6593, as amended by By-law No. 91-175, is further amended by adding this by-law to section 19B as Schedule S-1242a.

5. Sheets No. E-9C and E-9D of the District Maps, as amended by By-law No. 91-175, are amended by marking the lands referred to in section 1. of this by-law, S-1242a.

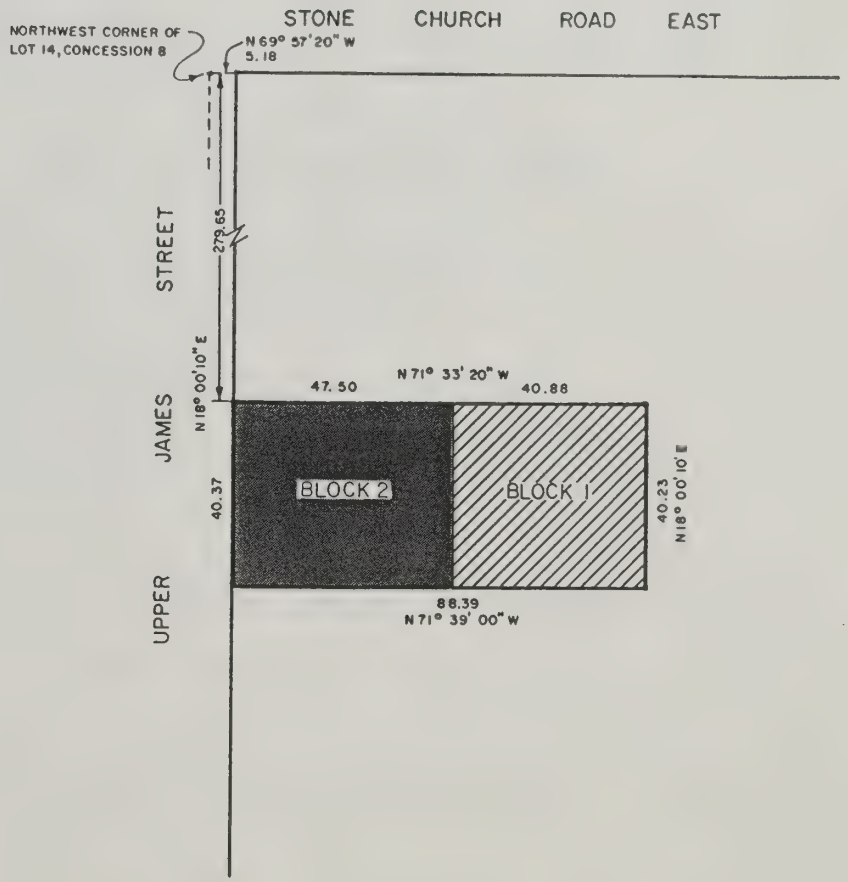
6. In all other respects, By-law No. 91-175 is hereby confirmed, unchanged.

PASSED this *10th* day of *December* A.D. 1996.

CITY CLERK

MAYOR

(1996) 20 R.P.D.C.*10*, December 10
859778 Ontario Inc. (Domenic Carnicelli), owner
ZAR-94-28



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 96-207
Passed the 10th day of December, 1996.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 96-207
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

BLOCK 1 — Lands to be regulated by By-Law No. 96-207.

BLOCK 2

North	Scale	Reference File No.
	Not to Scale	ZAR-94-28
	Date	Drawn By

Bill No. C- 41

The Corporation of the City of Hamilton

BY-LAW NO. 96- 136

To Amend:

Zoning By-law No. 6593

Respecting:

RESIDENTIAL DEVELOPMENT REQUIREMENTS IN THE "I" (CENTRAL BUSINESS DISTRICT, ETC.) DISTRICT

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 4 of the 10th Report of the Planning and Development Committee at its meeting held on the 25th day of June 1996, recommended that By-law No. 6593 be amended to provide for a general text amendment with respect to residential development requirements in the "I" (Central Business District, etc.) District, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 15.(4)(iii) of Zoning By-law No. 6593 is amended by deleting the words "or of at least 65.0 square metres (699.68 square feet) per dwelling unit, whichever is the greater, and" in the third, fourth and fifth lines thereof.

2. Section 15.(5) of Zoning By-law No. 6593 is hereby renumbered as Section 15.(5a).

3. Section 15 of Zoning By-law No. 6593 is amended by adding thereto subsection (5b), as follows:

"15.(5b) Notwithstanding subsection (5a), for multiple dwelling(s) the maximum gross floor area shall not be more than 2.85 times the area of the lot upon which it is situate."

4. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of August A.D. 1996

D. J. Hollowell

Acting CITY CLERK

Henry Merling

Acting MAYOR

(1996) 10 R.P.D.C. 4, June 25
City Initiative 96-F

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